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

SE 2025-MA-00025 -SNS28 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-2025-MA-00025, subject to the development conditions consistent with those dated May 21, 2026, with a change in hours in Condition 4 to be 6:00 AM- 6:00 PM;

- Modification of section 5108 of the Zoning Ordinance to reduce the transitional screening along southeast side of the property from 35 feet wide to 20 feet wide; and

- Modification of section 5108 of the Zoning Ordinance to reduce the transitional screening along west side of the property from 35 feet wide to 10 feet wide and waiver of the barrier requirement adjacent to Braddock Road.

ATTACHED DOCUMENTS:
Development Conditions dated May 21, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-MA-00025

May 21, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-MA-00025, property located at Tax Map Parcel 72-1 ((13)), to permit a child care facility. Staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

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 Plat entitled “6513 Braddock Road” prepared by Inova Engineering Consultants, Inc., consisting of 8 sheets, dated July 2025 as revised through May 11th, 2026, and these conditions.

4. The child care center will have a maximum daily enrollment of 50 children. The maximum hours of operation will be 7:00 AM to 6:00 PM, Monday through Friday, with the occasional evening family event that will end by 7:00 PM.

5. Students must arrive and leave in a staggered schedule, distributing trips throughout the day to prevent queueing on Braddock Road.

6. Right-of-way shown on the SE Plat will be dedicated along Braddock Road and Fairland Street. This area will be conveyed in fee simple to the Board of Supervisors at no cost to the County. Sidewalks shown on the SE Plat within the dedicated right of way may be reconfigured and/or realligned as reviewed and approved by VDOT during site plan review.

7. A marked crosswalk adjacent to the site’s Fairland Street frontage will be provided, subject to VDOT approval during site plan review.

8. All fencing must be located outside of Right of Way dedication.

9. The purchase of offsite nutrient credits is not permitted.

10. Soil in all planting areas and under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers 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. The Applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by FCON.

11. At the time of site/subdivision plan submission the Applicant will provide a management narrative for review and approval by FCON specifying the common and scientific name of invasive species proposed for management, the target area along the limits of clearing and within any tree preservation areas located inside of the clearing limits for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring , duration of the management program, and potential replanting along the limits of clearing as may be needed. The Applicant must monitor the managed areas for a period of five (5) years upon substantial completion of the development.

12. A noise study will be submitted at site plan and to ensure that noise will not exceed DNL 65 dBA in the outdoor play area or DNL 45 dBA inside the building. A refined acoustical analysis, to include a Building Shell and Barrier analysis, will be submitted concurrent with the first site/subdivision plan submission to LDS for review and approval and distribution to the Development Review Branch (DRB) of the Department of Planning and Development (DPD) for review and approval. Mitigation measures appropriate to reduce indoor noise for residential units to no more than DNL 45 dBA, outdoor recreation areas to DNL 65 dBA, and office environments to DNL 50 dBA consistent with the sound attenuation recommendations in the study must be incorporated into the development. All residential units will be outside of the DNL 75 dBA noise contour. The noise contours of DNL 65 dBA and greater affecting residential units must be shown on the site plan and will be identified on the building plans.

13. The applicant must designate at least 2% of the parking spaces to be equipped with universal, Level 2 electric vehicle charging stations, which must be fully wired and functional at time of RUP/nonRUP issuance.

14. The following landscaping and tree preservation procedures must be implemented:
    a. Landscape Plan: The applicant must submit to Forest Conservation (FCON) Branch of Land Development Services for review and approval a landscape plan, which must be consistent with the quality and quantity of plantings and materials shown on the SE Plat.

    b. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant will have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant will 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 shall be recorded by the Project Arborist and tree protection fencing shall be implemented under the Project Arborist's supervision based on these adjustments.

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

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

approved plan shall be reviewed and must be approved by FCON staff prior to planting. The installation of plants not approved by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

e. Native Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the SE Plat and must be noninvasive, predominantly native species and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The applicant may, in consultation with and approval by FCON, modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

f. The applicant will coordinate with FCON at site plan in order to increase tree preservation on site to the extent feasible, which could be through reducing the limits of disturbance or other measures.

g. The applicant will also coordinate with FCON to provide additional street frontage landscaping in any available space along Braddock Road and Fairland Street to the extent feasible.

h. The applicant may also provide landscaping within the Right of Way along the proposed pedestrian trails/sidewalks along the frontage of the property, subject to VDOT specifications and approval at site plan.

i. Landscaping and fencing must be maintained in good condition in perpetuity. Landscaping must be replaced with comparable vegetation if it dies or is removed.

15. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless the use has been established 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. 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 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.