County of Fairfax, Virginia
Planning Commission Meeting
September 16, 2026
Planning Commission Action

SE-2026-SU-00011 – ENTERPRISE RAC COMPANY OF MARYLAND, LLC
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 16, 2026, the Planning Commission voted 9-0 (Chair Niedzielski-Eichner and Commissioner Bennett were absent from the meeting. Commissioner Landgraf was not present for the vote.) to recommend to the Board of Supervisors approval of the following actions:

- SE-2026-SU-00011, subject to the development conditions consistent with those dated September 3, 2026;

- Modification of Subsection 4102.5.PP (2)(b) to allow the storage of more than 25 rental vehicles on-site; and

- Modification of Subsection 5108.3 to allow a reduction for the street frontage landscaping from the required seven trees to the five trees shown on the SE Plat.

ATTACHED DOCUMENTS:
Development Conditions dated September 3, 2026

CD

PROPOSED DEVELOPMENT CONDITIONS

SE-2026-SU-00011

September 3, 2026

If it is the intent of the Board of Supervisors to approve SE-2026-SU-00011, property located at Tax Map Parcel 44-2 ((11)) 4, to establish a vehicle rental use. Staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

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 (SE) is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SE 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 “Willard Road Industrial Park Enterprise Rent-a-Car” prepared by Charles P. Johnson & Associates, consisting of 8 sheets, dated March 4th, 2026 as revised through August 17th, 2026, and these conditions.

4. No maintenance or fueling of vehicles will occur on-site.

5. Vehicles not in operating condition will not be stored or displayed.

6. **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 SE Plat for the Forest Conservation Branch’s (FCON) approval.

7. **Landscape Planting Pre-installation Meeting**: Before installing any plants required by the approved Landscape Plan, the contractor or developer will coordinate an on-site pre-installation meeting with the landscape contractor, Forest Conservation, and SDID Site Inspections. Any proposed changes to planting locations, tree or shrub sizes, or species substitutions from the approved plan must be reviewed and approved by Forest Conservation before planting. Installing unapproved plants may require a landscape plan revision or the removal and replacement of non-compliant trees or shrubs before bond release.

8. **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.

9. **Tree Inventory Condition Analysis**: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions for the Proposed Development. The Tree Inventory and Condition Analysis must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by FCON, LDS.

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. **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 an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with a 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 must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

12. **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.

13. **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.

14. **Soil Remediation**. 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, must 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 must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by FCON.

15. **Tree Preservation Measures**. Tree preservation measures must be clearly identified, labeled, and detailed on both the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. These measures may include, but are not limited to, root pruning, crown pruning, mulching, and watering. The plan must provide specifications on how each preservation measure will be implemented. All tree preservation activities must be completed during Phase 1 of the Erosion and Sediment Control Plan implementation under the supervision of the Project Arborist.

16. **Demolition**. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be carried out in the least disruptive manner possible, as reviewed and approved by Forest Conservation. All tree protection fencing must be installed and verified by a County representative before demolition activities begin.

17. 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.