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

SE-2025-PR-00039 – SOMOS PHASE A, LLC AND SOMOS PHASE B, LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 16, 2026, the Planning Commission voted 10-0 (Chair Niedzielski-Eichner and Commissioner Bennett were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2025-PR-00039, subject to the development conditions consistent with those dated September 2, 2026.

ATTACHED DOCUMENTS:
Development Conditions dated September 2, 2026

CD

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-PR-00039

September 2, 2026

If it is the intent of the Board of Supervisors to approve Special Exception SE-2025-PR-00039 located at Tax Map 29-4 ((6)) 100A to permit sign modifications, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is for the purpose indicated on the Special Exception Plat, entitled “Special Exception for Sign Modifications,” prepared by The Sign Machine, Inc., dated July 24, 2025, and consisting of fifty-four (54) sheets.

3. All signage is subject to the issuance of a Sign Permit. Any permit submitted pursuant to this special exception must be in substantial conformance with the signage depicted on the SE Plat and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

4. All temporary signs (A2 and G2 Now Leasing Banners) require individual sign permits, and such signs are permitted for a maximum of 24 months from the date of display. Such date must be included on the sign permit application. The Applicant must remove the temporary signs after the allotted time frame, and no new temporary signs will be installed without the approval of an amendment to this SE.

5. Prior to the issuance of any sign permit for the Monument Sign (M1), the Applicant must demonstrate that the location of the monument sign does not interfere with a sight distance triangle (as defined by the Zoning Ordinance).

6. Prior to the approval of the initial sign permit for the Monument Sign (M1), the Applicant must demonstrate that the three trees shown on the sign plan to be relocated have been relocated with the Forest Conversation Branch (FCON) of Land Development Services (LDS)’s approval.

7. Regardless of the depictions or descriptions of the signs contained in the SE Plat, the content of a sign is not regulated by the SE. All signs must be consistent with the number, location, size, and height indicated in the SE Plat. The specific design, color palette, typography, and materials of signage may vary from that shown on the SE Plat and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the SE Plat. Nothing in the SE Plat precludes individual tenant signs from incorporating various colors and typography within the individual tenant identification provided that such signs remain in conformance with the overall limitations set forth in this SE Plat, as further qualified by these development conditions.

8. A matrix identifying all existing signs and the signs contained in the SE Plat must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number (if the Non-RUP has been issued) and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit or package of sign permits must be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

9. Illumination of signs must be in conformance with the performance standards contained in Sect. 5109 of the Zoning Ordinance.

10. Pursuant to Subsection 8100.3.D(6) of the Zoning Ordinance, this Special Exception (SE) automatically expires, without notice, 36 months after the date of approval unless the use has been established as evidenced by issuance of a sign permit in accordance with this SE. 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 ordinance, regulations, or adopted standards.