County of Fairfax, Virginia
Planning Commission Meeting
September 30, 2026
Planning Commission Action

SE-2025-DR-00005 – CVP OPERATIONS VA LLC
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 30, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- SE-2025-DR-00005, subject to the proposed development conditions dated September 28, 2026;

- Increase in fence height in the front yard to that shown on the SE Plat; and

- Modification of the transitional screening and barrier requirements along the eastern property line in favor of that shown on the SE Plat.

ATTACHED DOCUMENTS:
Development Conditions dated September 28, 2026

CD

PROPOSED DEVELOPMENT CONDITIONS

SE 2025-DR-00005

September 28, 2026

If it is the intent of the Board of Supervisors to approve SE 2025-DR-00005 located at Tax Map 6-4 ((1)) 80 to permit a veterinary hospital and animal boarding, breeding, or recreation establishment with outdoor facilities, 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 SE is granted only for the purpose(s), structure(s), and/or use(s) indicated on the SE Plat approved with this application, 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 site plan submitted pursuant to this Special Exception (SE) must be in substantial conformance with the approved SE Plat entitled “Seneca Hill Animal Hospital, Resort and Spa” prepared by DeMarr Engineering, dated September 23, 2026 , and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. All overnight boarding must occur indoors.

5. Outdoor Dog run #1 must only be used Monday through Friday from 10:00 am to 12:00 pm and 2:00 pm to 5:00 pm with no dogs allowed to run free on Saturday and Sunday. Outdoor Dog Run #2 and #3 must only be used from 10:00 am to 5:00 pm, Monday through Friday and 10:00 am to 2:00 pm on Saturday and Sunday. During those times, a minimum ratio of one staff member to 6 dogs must be maintained when dogs are outside with the exception of large dogs (more than 55 pounds in weight) where the ratio must be one staff member to 5 dogs. Dogs are allowed to be walked on leash from 7:00 am to 11:00 pm Monday to Sunday.

6. No more than 35 dogs total must be permitted within the outdoor dog runs at any one time.

7. Dogs must be kept exclusively on leash between the hours of 7:00 am and 10:00 am and between 5:00 pm to 11:00 pm Monday through Sunday. When not within those hours, dogs are permitted to run free within the outdoor play areas.

8. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), the proposed acoustic fences as depicted on the SE Plat must be installed in the location as shown on the SE Plat. The fence must be constructed of solid weather resistant material with a minimum 1.5 pound per square feet weight. A solid door may be permitted within the fence.

9. Should dog barking exceed 5 minutes in any 10-minute period, those individual dogs will be promptly removed from the outdoor dog run and taken indoors.

10. The waste management procedures listed below must be followed within the outdoor dog runs:

    a. At time of elimination in any of the outdoor yards, all solid waste will be removed, bagged, and disposed of in a protected, closed container for collection by a waste collection company. Solid waste must not be left to decay in place or be washed into the natural drainage from the site.

    b. Areas comprised of grass as depicted on the SE Plat must remain as grass and must not be converted to artificial turf, concrete or similar surface.

    c. All outdoor yards must be monitored several times during the day for any elimination(s) that may have been missed. Solid waste will not be left to decay in place or be washed into the natural drainage from the site.

    d. At least three times a week, the entire area of the outdoor dog runs are hose sprayed with the vinegar/water mixture and rinsed.

    e. Within natural grassy areas, appropriate measures (including the regular sprinkling of lime) will be taken to eliminate odor and to manage and balance the soil's nutrients and pH levels.

11. Prior to the issuance of the Non-RUP, the applicant must install physical barriers around all existing stormwater inlets as shown on the SE Plat in order to preclude dogs from directly accessing them. The applicant must consult with the Stormwater Planning, Department of Public Works and Environmental Services (DPWES).

12. Prior to the issuance of the Non-RUP, the applicant will submit an invasive species management plan for the review and approval of Forest Conversation. This plan will be implemented.

13. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, eighteen months after the date of approval unless the use has been established as evidenced by the issuance of permit for proposed fencing. 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 applicant is responsible for obtaining the required Non-RUP through established procedures.

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 of Supervisors.

This approval, contingent on the above-noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.