County of Fairfax, Virginia
Planning Commission Meeting
October 7, 2026
Planning Commission Action

SE-2025-MA-00043 (CONCURRENT WITH 2232-2025-MA-00011)– FAIRFAX COUNTY WATER AUTHORITY/WILLSTON TANK REPLACEMENT
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 7, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Hancock and James Thomas were absent from the meeting) to find that the proposal by Fairfax Water to replace the Willston water storage tank under 2232-2025-MA-00011 satisfies the criteria of general or approximate location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*, as amended, and therefore, is substantially in accord with the Comprehensive Plan, for the reasons set forth in the Staff Report dated September 21, 2026.

The Planning Commission also recommended to the Board of Supervisors approval of the following actions:

- SE-2025-MA-00043 subject to the proposed development conditions dated October 5, 2026;

- Modification of the transitional screening requirement along the northeast, northwest, southwest, and southeast boundary lines in favor of the proposed landscaping as shown on the SE Plat; and

- Modification of the barrier requirement along the southern boundary line in favor of the proposed fencing as shown on the SE Plat.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated October 5, 2026
Staff Report:
https://plus.fairfaxcounty.gov/CitizenAccess/urlrouting.ashx?type=1001&ID1=REC25&ID2=00000&ID3=02QWH&agency=FFX&SeqNo=6917914

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-MA-00043

October 5, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-MA-00043 located at Tax Map 51-3 ((18)) E1 (pt.), to permit a public facility, light (water storage tank) use, pursuant to the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to 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 Special Exception Plat (SE Plat) approved with the application, as qualified by these development conditions.

3. This SE is subject to the site plan provisions of the Zoning Ordinance as may be determined by the Director, Land Development Services (LDS). Any plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled “Willston Water Tank, Special Exception Plat, SE-2025-MA-00043” prepared by Dewberry Engineers Inc., consisting of 23 sheets, dated June 8, 2026, as revised through September 3, 2026, and these conditions. Minor modifications to the approved SE may be permitted pursuant to the requirements listed in the Zoning Ordinance.

4. Relocation Plan. In accordance with the Fairfax County Relocation Guidelines as approved on September 9, 2025 by the Board of Supervisors, the applicant must submit to the Department of Housing and Community Development (DHCD) a Relocation Plan for the tenants in the existing apartment building that will be demolished. The Relocation Plan must be approved by the Director of DHCD or their designee prior to the issuance of any demolition, building, or similar County-issued permits necessary for the work that requires the relocation of those tenants.

5. Demolition of Existing Water Tank. Within 180 days after the new water tank is placed into operation by the applicant, the applicant must demolish the existing water tank, remove the existing fence that encloses the existing water tank, and grade, stabilize and seed the land within the existing fenced area that is disturbed by the applicant during the removal of the existing water tank and associated fence. This offsite work will only be subject to the County’s approval of a separate rough grading plan, and will not be required to be shown on the site plan for the SE use.

6. Relocation of Existing Tot Lot / Playground. If permitted by the owner of the Seven Corners Apartments complex, the applicant must relocate the existing playground equipment in the approximately 1,600-square foot tot lot / playground area to, or

install new playground equipment comparable in quantity and quality to the existing playground equipment in, another location within the Seven Corners Apartments complex approved by the Seven Corners Apartments complex owner. The relocated tot lot / playground area must be installed within 180 days after the new water tank is placed into operation. This offsite work will only be subject to the underlying owner's permission and the County's approval of a separate rough grading plan if required by the Public Facilities Manual (PFM) for the amount of land disturbance, and will not be required to be shown on the site plan for the SE use.

7. Lighting. With the exception of any required Federal Aviation Administration (FAA) aircraft warning lights on top of the water tower, all on-site lighting provided with the SE use must comply with the Outdoor Lighting Standards of Section 5109 of the Zoning Ordinance, including the use of full cut-off fixtures that are mounted horizontal to the ground or motion activated fixtures with illumination directed within the SE Area boundary. All lighting will be LED lighting with a maximum color temperature of 3,000 K.

8. Stormwater Management. Subject to the approval of LDS at time of site plan for the SE use, the applicant will incorporate Low Impact Development (LID) practices, to include, but not limited to, soil compost amendments, or equivalent measures such as, bioretention facilities, permeable pavers, filtered strips, or tree box filters, soil conditions permitting. Minor modifications to SWM and BMP design or measures may be made at time of site plan review to meet Fairfax County requirements, however, the applicant will not request off-site nutrient credits.

9. Limits of Clearing and Grading. The applicant must conform to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these conditions and for the installation of utilities as determined necessary by the Director of the LDS, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the SE Plat, such utilities must be located in the least disruptive manner necessary as determined by the applicant and FCON. A replanting plan must be developed and implemented, subject to approval by FCON, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

10. Tree Inventory and Condition Analysis. A Tree Inventory and Condition Analysis for the area within the limits of this Special Exception will be submitted for review and approval as part of the first and all subsequent site plan submissions. The Tree Inventory and Condition Analysis must be prepared by a certified arborist or registered consulting arborist and must include elements of Public Facilities Manual (PFM) 12-0307 deemed appropriate to the property as determined by FCON.

11. Tree Preservation Plan. A Tree Preservation Plan and Narrative for the area within the limits of this Special Exception will be submitted for review and approval as part of the first and all subsequent site plan submissions for the SE use. 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 property as determined by FCON.

12. Tree Preservation Walk-Through. The applicant must retain the services of a certified arborist or registered consulting arborist ("Project Arborist") and must have the approved limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist or a landscape architect must walk 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 tree preservation and/or to increase the survivability of trees at the edge of 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.

13. Tree Protection Fencing. All trees shown to be preserved on the Tree Preservation Plan must be protected by tree protection fencing. Tree protection fencing must be in a form of four-foot (4') high, fourteen (14) gauge welded wire attached to six-foot (6') steel posts driven eighteen inches (18") into the ground and placed no farther than ten (10) feet apart, or super silt fence so long as any required trenching is done per the root pruning guidelines. All tree protection fencing must be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing must be performed under the direct supervision of the Project Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) business days prior to commencement of any clearing or grading activities, but subsequent to the installation of the tree protection fencing, FCON must be notified and given the opportunity to inspect the property to ensure that all tree protection fencing has been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities will occur until the fencing is installed correctly, as determined by FCON.

14. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching and watering. Specifications must be provided on the Tree Preservation Plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of the Erosion and Sediment Control Plan.

15. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be accomplished in the least disruptive manner practical as reviewed and approved by FCON. All tree protection fencing must be in place and verified by a County representative prior to commencement of demolition activities.

16. Site Monitoring. The Project Arborist must be present on-site during implementation of the Tree Preservation 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 the Erosion and Sediment Control Plan, 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 Site Development and Inspection Services (SDID) site inspectors detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

17. 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.

18. Landscape Plan. The proposed landscaping areas adjacent to the limits of the Special Exception shown on the Landscape Plan of the SE Plat (the “Landscape Plan”) are subject to permission from the respective underlying property owners (see Condition 23). The landscaping must be generally consistent with the quality, quantity and locations shown on the Landscape Plan, which illustrates the plantings to be provided. The Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the applicant, in coordination with FCON, as part of final engineering and design, provided such modifications provide a similar quality and quantity of landscape plantings and materials as shown on the Landscape Plan. Despite that which is depicted on the SE Plat, proposed trees will be a minimum size of 7 feet tall and between 2 ½ and 3 inches in caliper at the time of planting.

19. Landscape Planting Pre-installation Meeting. Prior to installation of plants to meet the requirements of the Landscape Plan, the applicant or its contractor must coordinate a pre-installation meeting on-site with the landscape contractor and FCON staff. Any proposed changes to the planting locations, tree/shrub planting sizes, and any proposed species substitutions for the plants shown on the Landscape Plan must be reviewed and approved by FCON prior to planting. The installation of plants to meet the requirements of the Landscape Plan that are not approved by FCON may require the submission of a revision to the Landscape Plan,

or part thereof, or removal and replacement with approved trees/shrubs prior to bond release.

20. On-site Vegetation. The vegetation on-site are required to remain as generally depicted on the SE Plat. Minor modifications as allowed by the Zoning Ordinance may be permitted; however, replacement and appropriate maintenance of the vegetation will be provided as necessary to ensure the survival of the vegetation. Should the vegetation not survive, the applicant will replace such vegetation and maintain it thereafter.

21. 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 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.

22. Native Landscaping. All new landscaping planted on the property must be generally consistent with the quality, quantity and locations shown on the SE Plat and must 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 reserves the right, in consultation with and approval by FCON, to 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.

23. Offsite Landscaping. With the submission of the site plan for the SE use, the Applicant must provide evidence to LDS that it has requested permission from the underlying property owners of the Seven Corners Apartments and the adjacent Patrick Henry Apartments to install the landscaping depicted outside of the limits of the Special Exception on the SE Plat. If such owners grant the necessary permission, the applicant must install and maintain the offsite landscaping as shown on the SE Plat. All new landscaping planted on property outside of the limits of the Special Exception, and as further identified on the SE Plat as “Subject to Property Owners’ Approval” (the “Offsite Landscaping”) must be shown on the site plan for the SE use. If such owners grant the necessary permission, such Offsite Landscaping must be installed and maintained as long as the owners continue to grant permission for the applicant to keep the Offsite Landscaping on their respective properties.

24. Salt Management. Salt should only be applied during freezing inclement weather only to paved surfaces where and when needed for safety. When no longer needed,

excess or leftover salt must be removed for reuse or disposed properly. Residual salt must not be swept or shoveled into planted landscape areas, wet ponds, or bioretention ponds. When not in use, salt should be stored in a covered area to protect it from precipitation.

25. Domestic Water Service During Construction. The applicant will take necessary steps consistent with water industry standards to maintain water service, including water pressure, during construction of the new water tank.

26. Construction Noise and Glare. Construction of the SE use must be subject to the Noise Ordinance of Fairfax County. The following noise and glare mitigation measures must be implemented during construction:
    - All motorized vehicles and equipment used during construction must be equipped with proper mufflers.
    - Delivery routes must be arranged to minimize the use of backup alarms on commercial vehicles and equipment.
    - The banging of tail gates must be prohibited. All drivers associated with this project must be informed about this prohibition.
    - All lights used to illuminate the construction site, including any staging areas, must be full cut-off or directionally shielded so that the directed light must be substantially confined to the construction site.

27. Construction Hours and Activity. Construction activity on the SE use (including delivery of materials, but not construction worker arrival to the site), will occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 7:00 p.m. on Saturdays, Sundays and permitted federal holidays. Construction activity will not take place on New Year's Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, and Christmas Day. The Applicant will inform all contractors and subcontractors of the permitted hours of construction, and signs designating such construction hours will be posted in both English and Spanish at all construction entrances. The construction hours noted above will not apply to emergency construction or maintenance. Construction and delivery vehicles must not park and idle on the surrounding residential streets prior to the start time for construction and signs stating this prohibition will be posted on the surrounding street subject to VDOT approval.

28. Construction Timeline. The applicant must notify the Mason District Supervisor’s office when construction commences and when construction has been completed.

29. Point of Contact. The applicant must provide the Mason District Supervisor’s office with a point of contact for construction-related questions and complaints. This information will also be posted on the applicant’s project website. The applicant must provide to the Mason District Supervisor’s office copies of construction related questions and complaints within 24 hours of receiving them.

30. Community Meetings. The applicant must host a pre-construction meeting with the surrounding community prior to the commencement of construction of the SE use on the property. The applicant will coordinate the invitations and date and location of this meeting with the Mason District Supervisor's office.

31. Construction Parking Management Plan. The applicant will prepare and implement a construction parking management plan during construction of the SE use. Such plan must require that all construction vehicles (including personal vehicles of tradesman working on the property) must not be parked on Patrick Henry Drive.

32. Dust Management Plan. The applicant will prepare and implement a dust management plan tailored to the characteristics of the property and designed to suppress dust from leaving the site. Such plan will be incorporated with the Erosion and Sediment Control Plan and will include, but not be limited to, installation of wash racks, regular use of dust-removing watering methods, and use of covered trucks for removal of construction debris. The applicant will work with all contractors on the dust management plan and will monitor and enforce its implementation.

33. Site Maintenance. The applicant will maintain the construction site for the SE use in a secure and orderly manner and will provide for: 1) a County-approved sedimentation control fence along the limits of disturbance of the construction site; 2) continuous construction fencing around the perimeter of the construction site, designed with screening material to block views into the construction site and prevent construction debris from blowing off the site; and 3) location of trailers, materials, and equipment inside the construction fence. The applicant will maintain the street surfaces adjacent to the property in a clean and safe condition during the construction activity. At the end of each workday during construction, any streets used for hauling construction materials and entrances to the construction site will be free of mud, dirt, trash, allaying dust, and debris, and all streets adjacent to the property will be free of construction-related trash and debris.

34. Antennas. No cellular antennas will be permitted on the top of the water tower, except antennas required for the applicant's or another governmental body's communication and security systems. This condition does not preclude the applicant from installing and maintaining the required FAA aircraft warning lights on top of the water tower.

35. Branding. In the event the County and/or an approved partner organization chooses to pursue signage on the bowl of the new water tank, the applicant must work collaboratively with the Board of Supervisors and the Department of Planning and Development to permit installation of such signage consistent with and as permitted by Fairfax Water's applicable policies and subject to all applicable Zoning Ordinance provisions and necessary permits.

36. Heritage Resources.

    i. The applicant must contact the Heritage Resources and Plan Development Branch, with the Department of Planning and Development (DPD-Heritage Resources) staff if the proposed limits of disturbance change to affect the Original District of Columbia Boundary Stone #8.

    ii. The applicant must conduct a Phase I Architectural Survey for the entire Willston Planned Community, located on Tax Map parcels: 0513-18-0001, 0513-18-0004, 0513-18-B, 0513-18-C, 0513-18-D1, and 0513-18-E1 to record and document the development history of the area, as recommended in the Comprehensive Plan. The Phase I survey must be conducted according to Virginia Department of Historic Resources' Guidelines for Conducting Historic Resources Survey in Virginia, as revised in 2017.

    iii. The applicant must document the existing water tank, located at 2901 John Marshall Drive, according to the standards and specifications for Level III recordation of the Historic American Engineering Record (HAER), prior to its demolition. The HAER documentation mut be conducted according to the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation, and the National Park Service's Historic American Engineering Record Guidelines for Historical Reports, as revised in 2017, to document the water tank and its history. It is acknowledged that there are no known historical plans for the existing water tank, which reportedly were destroyed by fire. The applicant's obligations under this paragraph are subject to whatever historical information, if any, might be available. The applicant must make a good faith effort to obtain, review, and incorporate all accessible and reasonably discoverable historical information into the required documentation.

    The applicant must complete all documentation prior to the demolition of the water tank and 12-unit multifamily building, and the resulting photographic image files and reports must be submitted to DPD-Heritage Resources and to the Virginia Room of the Fairfax County Regional Library.

37. 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 or construction has commenced 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 the 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. The applicant must be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception will not be valid until this has been accomplished.