County of Fairfax, Virginia
Planning Commission Meeting
October 14, 2026
Planning Commission Action

PA 2025-I-J4 (PA-2025-00037) CONCURRENT WITH SEA 95-P-008-02 – GATE HOUSE PLAZA
(Providence District)

SEA 95-P-008-02 CONCURRENT WITH PA 2025-I-J4 (PA-2025-00037) – SILVER GATEHOUSE LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 14, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to recommend to the Board of Supervisors adoption of PA 2025-I-J4.

Concurrently, the Planning Commissioners voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SEA-95-P-008-02, subject to the development conditions dated September 30, 2026; and

- Modification of the minimum number of stacking spaces for a drive-through financial institution to allow 3 stacking spaces.

ATTACHED DOCUMENTS:
Development Conditions dated September 30, 2026

CD

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SEA 95-P-008-02

September 30, 2026

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 95-P-008-02 at Tax Map 49-3 ((1)) 142A previously approved for drive-through restaurants, a vehicle fueling station and a car wash to permit a drive-through financial institution, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions. (Those conditions that are identical or contain only minor editorial changes to conditions previously approved are marked with an asterisk*).

1. This Special Exception Amendment (SEA) is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This SEA is granted only for the purpose(s), structure(s), and/or use(s) indicated on the SEA Plats approved with the application, as qualified by these development conditions.*

3. This SEA is subject to the provisions of Zoning Ordinance subsection 8100.7 (Site Plans and Minor Site Plans) as may be determined by the Director of LDS. Any site plan or minor site plan submitted pursuant to this SEA must be in substantial conformance with the approved SEA Plats entitled “Starbucks Coffee Company – Gatehouse Plaza” prepared by Commercial Site Design consisting of five sheets dated June 18, 2018, (“Starbucks SEA Plat”), and “Bank of America – Gatehouse Plaza” prepared by Urban Engineering consisting of 14 sheets dated September 29, 2026, (“Bank of America SEA Plat”), and these conditions. Minor modifications may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

4. The architecture of the drive-through financial institution building will be as shown on the Bank of America SEA Plat.

5. The financial institution drive-through lane shown on the Bank of America SEA Plat will have a maximum of one Automated Teller Machine (ATM) facility and no teller service.

6. At least 80% of the car wash wastewater will be recycled in accordance with Chapter 65 of the Fairfax County Code.*

7. Except for on-site directional signs, menu boards for the restaurant drive-through lanes and gasoline pricing signs as permitted under Article 7, the individual uses will not be permitted freestanding signs at the building entrances. No pole mounted signs will be permitted.*

8. No flags or banners must be displayed on the buildings.*

9. All lighting on the property must meet the standards of subsection 5109 of the Zoning Ordinance. Freestanding light poles may not exceed 35 feet in height.*

10. Directional Signs will be installed on site to delineate the circulation patterns for the drive-thru lanes.*

11. All loading and unloading activities, including trash removal, will occur during non-peak business hours.*

12. Supplemental plantings must be installed as shown on the SEA Plats (referenced in Condition 3) as approved by the Forest Conservation Branch (FCON) prior to the issuance of the Non-RUP for the drive-through financial institution.*

13. If it is determined at the time of site plan or minor site plan review that the existing landscaping is not sustainable during construction of the proposed improvements, the applicant must replace these with equivalent quality plantings. The type, size and location of these supplemental plantings must be reviewed and approved by FCON.*

14. If it is demonstrated that the peripheral parking lot landscaping will not be disturbed, no supplemental plantings in these areas will be required at the time of site plan or minor site plan review. However, if the existing vegetation is of poor quality and does not meet the intent of the peripheral parking lot landscaping modification, the applicant must provide supplemental plantings of a similar type, size and location as approved by FCON.*

15. Pursuant to the Zoning Ordinance, this SEA will automatically expire, without notice, thirty-six (36) months after the date of approval, unless, at a minimum, construction has commenced and been diligently prosecuted. 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 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, must 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.