County of Fairfax, Virginia
Planning Commission Meeting
October 28, 2026
Planning Commission Action

SE-2026-DR-00008 – HITT HQ, LLC
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 28, 2026, the Planning Commission voted 10-0 (Commissioners Wang and James Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2026-DR-00008, subject to the proposed development conditions dated October 23, 2026.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated October 23, 2026

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PROPOSED DEVELOPMENT CONDITIONS

SE 2026-DR-00008

October 23, 2026

If it is the intent of the Board of Supervisors to approve SE 2026-DR-00008, located at Tax Map 40-3 ((1)) 92B, 92C, 92D to permit sign modifications pursuant to Section 7102 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. The Special Exception (SE) Sign Plan, entitled "Special Exception Sign Plan, SE-2026-DR-00008," prepared by Maineline Graphics LLC, consisting of 52 sheets and dated September 24, 2026, is approved only for those signs shown on the SE Sign Plan. This SE is granted for and runs with the land indicated in this application and is not transferable to other land.

2. Regardless of the depictions or descriptions of the signs highlighted in the SE, content of a sign is not regulated by this SE. All signs must be substantially consistent with the number, location, size, and height indicated in the SE. Minor modifications may be permitted without a Special Exception Amendment when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the SE. The specific design, color, palette, typography, and materials of project identification, signage may vary from that shown in the SE 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.

3. All signs as defined in the Zoning Ordinance require a sign permit. A matrix must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the name, address, sign type, sign height, sign area, and Residential Use Permit number 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 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.

4. Any by-right signage that would otherwise be allowed as set forth in Zoning Ordinance subsection 7101 but is not shown on this SE Plat is not permitted and will require approval of a Special Exception Amendment, excluding a maximum total sign area of 150 square feet of building-mounted signs to be applied only to the office building located on Tax Map Parcel 40-3 ((1)) 92D.

5. Freestanding signs must not be located within public rights of-way or impede or obstruct pedestrian or vehicle movement within areas located in a public access easement. Freestanding signs must be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways. All freestanding signs adjacent to a public right-of-way must also demonstrate that the placement of these signs may not obstruct or interfere with vehicular sight lines as defined by the Virginia Department of Transportation (VDOT).

6. At the time of sign permit, the applicant must demonstrate that the proposed illumination of signs meets the performance standards set forth in Zoning Ordinance Section 5109.

7. Unless stated otherwise in the SE, all temporary signs require individual sign permits, which are valid for a maximum of 24 months from the date of issuance of each sign permit. The applicant must remove the temporary sign after the allotted timeframe.

8. Pursuant to Zoning Ordinance subsection 8100.3.D(6), 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.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors.

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. The applicant must be responsible for obtaining the required sign permits through established procedures, and the sign plan will not be valid until this has been accomplished.