County of Fairfax, Virginia
Planning Commission Meeting
November 4, 2026
Planning Commission Action

SE-2026-PR-00022 – DIAMOND Z ENGINEERING, INC.
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On November 4, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and Landgraf were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SE-2026-PR-00022, subject to the proposed development conditions consistent with those dated November 2, 2026; and

- Modification of subsection 8100.7.E.2 of the Zoning Ordinance for the requirement to construct a walkway as recommended in the Comprehensive Plan along Anderson Road to that shown on the SE Plat.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated November 2, 2026

CD

PROPOSED SPECIAL EXCEPTION DEVELOPMENT CONDITIONS

SE-2026-PR-00022

November 2, 2026

If it is the intent of the Board of Supervisors to approve Special Exception SE-2026-PR-00022, located at Tax Map 30-3 ((28)) 2, to permit site modifications to an existing vehicle fueling station, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted 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(s), structure(s) and/or use(s) indicated on the special exception plat, 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 plan submitted pursuant to this Special Exception must be in substantial conformance with the Special Exception Plat, entitled "Safeway Tysons Fuel – Special Exception Plat", prepared by BOHLER, dated April 3, 2026 and revised through September 23, 2026, and these conditions. Minor modification to the approved Special Exception may be permitted pursuant to subsection 8100.5 of the Zoning.

4. The final architectural design must be in substantial conformance with the general type, quality and proportion of materials depicted in building perspectives shown on the SE Plat.

5. The roof of the proposed fuel canopy will be painted a light color.

6. The accessory outdoor storage and display area for goods offered for sale must not exceed 50 square feet and must not impede pedestrian access shown on the SE Plat.

7. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis at the time of the first and all subsequent site plan submissions. The Tree Inventory and Condition Analysis must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered

Consulting Arborist and must be consistent with PFM 12-0307 as determined by Forest Conservation.

8. Tree Preservation Plan. The Applicant must submit a Tree Preservation Plan and Narrative at the time of the first and all subsequent site plan submissions. The Tree Preservation Plan and Narrative must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with PFM 12-0309 as determined by Forest Conservation.

9. Project Arborist/Pre-Construction Meeting. Prior to the pre-construction meeting, the Applicant must mark the approved limits of clearing and grading with a continuous line of flagging. The Applicant must also retain an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting. During the meeting, the Project Arborist and Forest Conservation will review the clearing and grading limits to identify possible adjustments that could enhance tree preservation and improve the survivability of trees at the boundary. The Project Arborist must document any adjustments, and tree protection fencing must be installed under their supervision in accordance with these modifications.

10. Tree Protection Fencing. The Applicant must install appropriate tree protection devices based on site conditions and proposed construction activities, as reviewed and approved by Forest Conservation prior to the commencement of land disturbing activities.

11. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on both the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. These measures may include, but are not limited to, root pruning, crown pruning, mulching, and watering. The plan must provide specifications on how each preservation measure will be implemented. All tree preservation activities must be completed during Phase 1 of the Erosion and Sediment Control Plan implementation under the supervision of the Project Arborist.

12. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be carried out in the least disruptive manner possible, as reviewed and approved by Forest Conservation. All tree protection fencing must be installed and verified by a County representative before demolition activities begin.

13. Site Monitoring. The Applicant's Project Arborist must be present on-site during the implementation of all tree preservation measures and monitor any

construction activities conducted within or adjacent to designated tree preservation areas. These activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation or tree removal, and demolition. As additional Erosion and Sediment Control devices are implemented, the Project Arborist must conduct regular site visits to monitor tree preservation efforts and ensure compliance with the Tree Preservation Plan as approved by Forest Conservation. The Project Arborist must submit written reports to Forest Conservation and the Site Development and Inspections Division (SDID) Site Inspector, including dated photographs documenting site conditions. The Tree Preservation Plan must outline the monitoring schedule and reporting requirements, which must be included as part of the initial and all subsequent site plan submissions.

14. Invasive Plant Species Management. Forested areas containing invasive plant species in quantities that threaten long-term health and survival of existing vegetation must be managed under an invasive plant species management plan to qualify for any 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by Forest Conservation. The plan must include the common and scientific names of the invasive species targeted for management, the designated management area, control and disposal methods, treatment timing and monitoring procedures, program duration, and any necessary reforestation efforts.

15. Natural Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the development plans and must be non-invasive, predominantly native or adapted, species and 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 or adapted 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 Forest Conservation to no longer be appropriate

16. Native, Non-Invasive Species. The Applicant will use non-invasive species throughout the Proposed Development, prioritizing predominately native or adapted species.

17. Landscape Planting Pre-installation Meeting. Before installing any plants required by the approved Landscape Plan, the contractor or developer will coordinate an

on-site pre-installation meeting with the landscape contractor, Forest Conservation, and SDID Site Inspections. Any proposed changes to planting locations, tree or shrub sizes, or species substitutions from the approved plan must be reviewed and approved by Forest Conservation before planting. Installing unapproved plants may require a landscape plan revision or the removal and replacement of non-compliant trees or shrubs before bond release.

18. Tree Planting Installation Observation. The registered landscape architect of record will be on-site during all critical phases of landscape work, including soil preparation, remediation, structural cell installation, bioretention plantings, plant delivery, temporary storage, preparation (removing wires, tags, wrappings, and girdling roots), planting (ensuring proper depth and spacing), irrigation installation, substitution requests to Forest Conservation, and the final bond release inspection to verify plant quantity and quality. The landscape architect must document each phase in reports submitted to Forest Conservation and SDID Site Inspections, with the reporting schedule and method outlined at the final Site Plan submission.

19. Soil Remediation. Soil in all planting areas and under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 12 inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities should be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. Planting areas containing construction debris, rubble, compacted soil, or other unsuitable conditions for the establishment and long-term survival of landscape plants will undergo remedial action to a depth of 2'. These actions will restore the soil to meet the requirements of trees, shrubs, and groundcovers specified in the landscape planting plan. The Applicant will provide notes and details on the site/subdivision plan outlining the soil restoration process for review and approval by Forest Conservation.

20. Geotechnical Review. Prior to site plan approval and in accordance with the provisions of the PFM, the Applicant will submit a supporting geotechnical study of the proposed development to the Geotechnical Review Board (“GRB”), or its equivalent, through Land Development Services/SDID (LDS/SDID). Following the GRB’s and/or SDID’s review and approval of the study and its recommendations, the Applicant will implement appropriate engineering practices into the project design to address potential geotechnical and geo-structural problems, to the satisfaction of LDS.

21. Soil and groundwater testing results determining the extent of any contamination resulting from the removal of the older fuel tanks must be provided to the Hazardous Materials Branch within the Fire and Rescue Department.

22. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception automatically expires, without notice, 36 months after the date of approval unless the special exception use is established and diligently pursued. 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.

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 applicant is responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception is not valid until this has been accomplished.