County of Fairfax, Virginia
Planning Commission Meeting
June 11, 2025
Planning Commission Action

SE-2024-MV-00040 – EASTMAN MINERALS, INC.
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 11, 2025, the Planning Commission voted 11-0 (Commissioner Spain was absent from the meeting) to recommend to the Board of Supervisors approval of SE-2024-MV-00040, subject to the development conditions consistent with those dated June 4, 2025 included in the staff report.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated June 4, 2025

CD

Proposed Development Conditions

SE-2024-MV-00040

June 4, 2025

If it is the intent of the Board of Supervisors to approve SE-2024-MV-00040, located at 8534 Terminal Road, Suite J and Q, [located at Tax Map 99-3 ((1)) 42 part], to permit production or processing, heavy, 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, as qualified by these development conditions.

3. Any plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled “8534 Terminal Road – Suite Q and J” prepared by Walter L. Philips, dated November 21, 2024, and revised through May 9, 2025, consisting of two sheets, and these conditions. Minor modification to the approved Special Exception may be permitted pursuant to Section 8400.5 of the Zoning Ordinance

4. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the proposed SE use, the applicant must replace all dead, dying or missing trees that are part of the interior parking lot landscaping shown on approved Minor Site Plan 5217-MSP-002-1. All replacement trees must be nursery stock of the size specified on the plant schedule associated with the approved MSP in coordination with the Forest Conservation Branch (FCON) of SDID. The species selection of new trees must be approved by FCON prior to installation. Any invasive vines located on healthy interior parking lot landscaping is to be cut at the root and treated with herbicide to protect the health of the tree.

5. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (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 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 application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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 is 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