County of Fairfax, Virginia
Planning Commission Meeting
September 17, 2025
Planning Commission Action

SE-2025-SU-00003 – REWA SADAN VA INC.
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 17, 2025, the Planning Commission voted 11-0 (Commissioner Clarke was absent from the meeting) to recommend to the Board of Supervisors the approval of the following actions:

- SE 2025-SU-00003, subject to the development conditions consistent with those dated September 4, 2025; and

- Modification of Subsection 4102.5HH (2)(a) of the Zoning Ordinance to allow an increase in the maximum gross floor area that may be devoted to retail sales, display area, and accessory office space in the I-4 District from 60 percent to 70 percent.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated September 4, 2025

CD

PROPOSED DEVELOPMENT CONDITIONS

SE 2025-SU-00003

September 4, 2025

If it is the intent of the Board of Supervisors to approve SE 2025-SU-00003 to permit a retail sales use with an accessory warehouse component in the existing building on the Subject Property, and to increase the maximum gross floor area that may be devoted to retail sales, display area and accessory office space located at Tax Map 33-2 ((4)) 1A, 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. Development of the Application Site will be in substantial conformance with the Special Exception Plat entitled "Royal Bazaar Special Exception Plat 4010 Lafayette Center Chantilly, VA 20151" consisting of 4 sheets revised July 16, 2025 (the "SE Plat"), and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5. of the Zoning Ordinance.

3. Retail sales use is limited to a maximum 70 percent of the area shown on the SE Plat.

4. The warehouse must be used solely for the storage of goods and materials directly related to the retail sales use on the Subject Property and must not operate as a separate distribution or fulfillment center.

5. Loading and unloading must take place during off-peak hours (between 6:30 pm and 6:30 am Monday through Friday) at the designated striped loading space and crosswalk shown on the SE Plat.

6. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, thirty-six (36) months after the date of approval, unless a sign permit has been issued in accordance with this SE. The Board of Supervisors may grant additional time to establish such signage 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, does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.