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

SE-2024-MV-00008 – ALUSINE CONTEH
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATION:
On January 14, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- SE-2024-MV-00008, subject to the development conditions consistent with those dated January 6, 2026;
- Waiver of 8100.7.E(2) of the Zoning Ordinance to construct the trail along Richmond Highway;
- Modification of the transitional screening requirement along the southern lot line to that shown on the SE Plat;
- Waiver of the transitional screening requirement along the eastern lot line;
- Modification of the street frontage landscaping to that shown on the SE Plat; and
- Waiver of the minimum lot area and lot width requirements.

ATTACHED DOCUMENTS:
Development Conditions dated January 6, 2026

CD

PROPOSED DEVELOPMENT CONDITIONS

SE-2024-MV-00008

January 6, 2026

If it is the intent of the Board of Supervisors to approve Special Exception SE-2024-MV-00008, located at Tax Map 101-2 ((1)) 75 part, to permit a light vehicle repair and maintenance establishment, staff recommends that the Board 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 Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with this application, 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 “Special Exception Plan 7835 Richmond Highway” prepared by RC Fields and Associates, dated November 24, 2025, consisting of four sheets, and these conditions. Minor modification to the approved Special Exception may be permitted pursuant to Section 8400.5 of the Zoning Ordinance.

4. A site plan depicting all proposed site improvements and landscaping as shown on the SE Plat must be submitted for review and approval of Land Development Services (LDS).

5. Concurrent with site plan or upon demand of Fairfax County or the Virginia Department of Transportation (VDOT), whichever should occur first, the applicant will dedicate at no cost that land along the site’s Richmond Highway frontage as depicted on the SE Plat for public right-of-way.

6. The use must not operate prior to 8 AM or after 7 PM.

7. No outdoor repair work or oil changes must occur on site.

8. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), all items stored outdoors, including tires, inoperable vehicles, trailers, and storage containers, must be removed from Tax Map Parcel 101-2 ((1)) 75.

9. Prior to the issuance of the Non-RUP, all unpermitted signs on the subject property must be removed.

10. No outdoor storage must occur onsite. No dismantling, wrecking or sale of any abandoned, wrecked or inoperable vehicles or parts thereof must occur on the subject site.

11. Concurrent with the site plan submission, a Phase I Environmental Site Assessment (ESA) of the Parcel 75 must be submitted to Land Development Services (LDS) for review and approval in consultation with the Public Facility and Development Review Branch (PFDRB) of the Department of Planning and Development (DPD), Health Department and Fire Marshal. In the event a Phase 2 ESA is required, the applicant must first obtain approval and/or a release letter from the Virginia Department of Environmental Quality prior to submitting this study to LDS. The applicant must comply with any required on-going mitigations and/or monitoring.

12. Prior to issuance of the Non-RUP, the applicant must demonstrate that any contaminated soil identified with the ESA (and irrespetive of the area shown the SE Plat) has been remediated as recommended by the ESA.

13. The southernmost site entrance must be closed prior to the issuance of the Non-RUP.

14. Prior to the issuance of the Non-Residential Use Permit, the applicant must submit the proposed landscape plan as a RGP (Rough Grading Plan) to LDS for the review and approval of Forest Conservation (FCON). The landscape plan must include the following elements:

    - A demonstration of how the 10 - year tree canopy requirement will be met onsite;
    - A non-native invasive species management plan;
    - A soil remediation plan to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan;
    - Notes and details specifying how the soil will be restored and enhanced for the establishment and long-term survival of landscape plants for review and approval by FCON.
    - A modified plant pallet with species best suited for the conditions of the subject site.

15. Prior to installing any landscaping, the applicant must schedule a pre-installation meeting with FCON. All landscaping must be installed prior to the issuance of the Non-RUP.

16. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, eighteen (18) months after the date of approval unless the 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.

17. This Special Exception is granted for five years from the issuance of the initial Non-RUP (Non-Residential Use Permit) for this use.

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 of Supervisors.

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.