County of Fairfax, Virginia
Planning Commission Meeting
February 11, 2026
Planning Commission Action

SEA-95-M-077-02 – 5722 GENERAL WASHINGTON DR, LLC
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:

On February 11, 2026, the Planning Commission voted 11-0 (Commissioner Cortina was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SEA-95-M-077-02 subject to the development conditions consistent with those dated January 28, 2026;
- Modification of Sect. 5100.3.B, the open space requirement;
- Modification of the peripheral parking lot landscaping requirement;
- Modification of the 10-year tree canopy requirements;
- Modification of Sect. 6100.2.A, the off-street parking setback; and
- Modification of Sect. 5108.4, the interior parking lot landscaping requirement in favor of the existing open space, landscaping and setbacks shown on the SEA Plat.

ATTACHED DOCUMENTS:
Development Conditions dated January 28, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS
SEA-95-M-077-02
January 28, 2026

If it is the intent of the Board of Supervisors to approve SEA-95-M-077-02 located at Tax Map 80-2((15))1 and 80-2((15))2, previously approved for industrial and warehouse uses with retail to permit modifications to the development conditions, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions, which supersede all previous development conditions; conditions carried forward from previous approvals or those with minor modifications are marked with an asterisk (*):

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 granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*

3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat, 5724 & 5720 General Washington Drive" prepared by R. C. Fields & Associates, Inc., which is dated August 24th, 2025, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

4. The building may be occupied by more than one use permitted in the I-5 District and all uses must obtain a Non-Residential Use Permit (Non-RUP). Retail use is permitted provided it is associated with a warehouse use and limited to a maximum of 60% of the total square footage for the warehouse use. Prior to the issuance of a Non-RUP for any warehouse use with retail, evidence showing compliance with the retail use limitations in Section 4102.5.HH of the Zoning Ordinance must be provided to Zoning Administration Division of the Department of Planning and Development. All warehouse areas must also be separated from their associated retail/display areas by solid partition walls or other similarly significant barrier to discourage retail customers from accessing the warehouse area.

5. Prior to the issuance of a Non-Residential Use Permit (Non-RUP), the applicant must demonstrate that adequate parking is available for all uses located within the building.

6. No outside display or storage of goods on the premises are permitted.*

7. Pursuant to the Zoning Ordinance, this Special Exception Amendment(SEA) will automatically expire, without notice, 36 months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of Non RUP for the use in the building. 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 SEA. 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.

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.