County of Fairfax, Virginia
Planning Commission Meeting
March 18, 2026
Planning Commission Action

SE-2020-MV-008– NOVA PETROLEUM REALTY, LLC
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 18, 2026, the Planning Commission voted 10-0 (Commissioners Batchelor-Causey and Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SE-2020-MV-008, subject to the proposed development conditions dated March 5, 2026;
- Waiver of the minimum lot area; and
- Modification of the minimum front yard setback as shown on the SE Plat.

ATTACHED DOCUMENTS:
Proposed Development Conditions Dated March 5, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE-2020-MV-008

March 5, 2026

If it is the intent of the Board of Supervisors to approve Special Exception SE-2020- MV- 008, located at Tax Map 101-3 ((11)) 1 and 1B, to permit a vehicle fueling station and a waiver of the minimum lot area, 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 SE 2020-MV-008” prepared by Bohler, March 24, 2020, as revised through February 26, 2026, consisting of eighteen sheets, and these conditions. Minor modification to the approved Special Exception may be permitted pursuant to Section 8400.5 of the Zoning Ordinance.

4. The architectural design of the proposed service station and convenience store, proposed fuel canopy, and masonry screening wall must conform to the elevations depicted in the SE Plat. All four sides of the proposed convenience store must be consistent with the same scheme as shown on the SE Platt.

5. Windows facing Richmond Highway (south façade) and Frye Road (east façade) must not be covered by displays or advertisements and must comprise at least 60 percent of their respective façades with glass having a Visual Transparency (VT) value of ≤0.45.

6. A maximum of fifty square feet of outdoor display area for goods offered for sale may be permitted on the site but must be located outside of all landscape areas and all pedestrian walkways.

7. All signs must be in conformance with Article 7 of the Zoning Ordinance. No signs are permitted within pedestrian walkways or on the canopy poles.

8. Concurrent with the building permit submission, all elevations and proposed cladding materials (including color) must be submitted to the Community Revitalization Section of the Department of Planning and Development for review of conformance with the elevations contained on the SE Plat and for consistency with the following Richmond Highway Urban Design Guidelines language recommendations: *“Repetitive usage of, or oversized commercial signage, such*

as corporate logos on canopies and buildings, should be minimized." and "Lighting and signage on the canopy fascia should be minimized. Application of corporate colors should also be minimized."

9. Native Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the SE Plat and must be non-invasive, predominantly native 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.

10. Debris Collection: The applicant will ensure the subject site is free of litter and debris. .

11. Site Monitoring: The Applicant's Project Arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by FCON. Written reports must be submitted to FCON and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

12. Landscape Planting Pre-Installation Meeting: Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the applicant must coordinate a pre-installation meeting on the site with the landscape contractor, FCON staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and must be approved by FCON staff prior to planting. The installation of plants not approved by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

13. Soil Remediation: Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by FCON.

14. Environmental Site Assessment: Prior to the issuance of the Non-RUP, the Applicant will complete and submit for review by the Environmental Review Branch an addendum to the Phase - 1 Environmental Site Assessment as

prepared by Klienfelder and dated June 8, 2023, that accounts for any needed revisions to the initial Assessment or, alternatively, confirmation that the initial assessment remains current and valid.

15. Curb Ramps: All curb ramps within the public right-of-way along the entrances on Frye Road and Richmond Highway service drive will be CG-12 in accordance with VDOT standard.

16. Electric Vehicle Charging (Non-Residential) Concurrent with the first site plan submission, the applicant must designate at least 2% of the parking spaces to be equipped with universal, Level 2 electric vehicle charging stations. These stations must be fully wired and functional at time of Non-RUP issuance.

17. Parking: Vehicular parking must not exceed that shown on the SE Plat.

18. 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 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.