County of Fairfax, Virginia
Planning Commission Meeting
September 9, 2026
Planning Commission Action

SE-2026-PR-00019 - DICK'S SPORTING GOODS, INC.
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 9, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Bennett and J. Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2026-PR-00019, subject to the development conditions consistent with those dated August 26, 2026.

ATTACHED DOCUMENTS:
Development Conditions dated August 26, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE-2026-PR-00019

August 26, 2026

If it is the intent of the Board of Supervisors to approve Special Exception SE-2026-PR-00019 located at Tax Map 29-4 ((1)) 35C to permit sign modifications, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is for the purpose indicated on the Special Exception Plat, entitled "Special Exception For Sign Modifications," prepared by Gensler Architecture, Design & Planning, P.C., dated March 26, 2026, and revised through July 13, 2026, and consisting of eighty-eight (88) sheets.

3. Signage is limited to the following signs:

Location	Sign Name	Description	Permitted Sign Area
North Elevation	Primary Tenant Sign #1	1 Building Mounted Sign	393 square feet
West Elevation	Primary Tenant Sign #2	1 Building Mounted Sign	393 square feet

4. All signage shown as part of this Special Exception are subject to the issuance of a Sign Permit. Any permit submitted pursuant to this special exception must be in substantial conformance with the signage depicted on the SE Plat and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

5. Regardless of the depictions or descriptions of the signs contained in the SE Plat, the content of a sign is not regulated by the SE. All signs must be consistent with the number, location, size, and height indicated in the SE Plat. The specific design, color palette, typography, and materials of signage may vary from that shown on the SE Plat and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the SE Plat. Nothing in the SE Plat precludes individual tenant signs from incorporating various colors and typography within the individual tenant identification provided that such signs remain in conformance

with the overall limitations set forth in this SE Plat, as further qualified by these development conditions.

6. A matrix must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number (if the Non-RUP has been issued) and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit or package of sign permits must be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

7. Illumination of signs must be in conformance with the performance standards contained in Sect. 5109 of the Zoning Ordinance.

8. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception automatically expires, without notice, 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 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.

This approval, contingent on the above-noted conditions, does not relieve the Applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards.