County of Fairfax, Virginia
Planning Commission Meeting
October 21, 2026
Planning Commission Action

SE-2025-SU-00030 - BAZAAR DEPOT LLC D/B/A COZMO ONE
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 21, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following:

- SE-2025-SU-00030, subject to the development conditions consistent with those dated October 8, 2026; and

- Modification of Subsection 4102.6.E (1) of the Zoning Ordinance to allow an increase in the maximum gross floor area that may be devoted to retail sales in a wholesale facility in the I-5 District from 10 percent to 50 percent.

ATTACHED DOCUMENTS:
Development Conditions dated October 8, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE 2025-SU-00030

October 8, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-SU-00030 to permit a wholesale facility with a restaurant and retail uses greater than 10 percent of gross floor area on the Subject Property located at Tax Map 34-3 ((5)) H2, 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 "Site Plat for Cozmo One" consisting of 1 sheet revised September 21st, 2026 (the "SE Plat"), and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5. of the Zoning Ordinance.

3. The maximum gross floor area that may be devoted to retail sales in the wholesale facility is 50 percent. No more than 15 percent of the restaurant use may be used for accessory entertainment.

4. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, thirty-six (36) months after the date of approval, unless the use has been established or construction has commenced and been diligently prosecuted. 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.