TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

OCTOBER 19, 2026

Resolution- to recommend approval of Special Exception (SE) #26-05, 757 Elden Street, to permit a commercial recreation/indoor entertainment use within the CC, Central Commercial zoning district.

BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia that:

1. The Planning Commission recommends approval of Special Exception (SE) #26-05, to permit a commercial recreation/indoor entertainment use defined in the Town of Herndon Zoning Ordinance ("Zoning Ordinance") Sec. 78-71.8, within the CC, Central Commercial zoning district and shall run with the land pursuant to Sec. 78-155.3(f)(2) of the Ordinance.

2. The development of the Special Exception use described in condition 1 above shall be in substantial conformance with the Applicant Narrative, the Updated Applicant Narrative, and the plan set entitled "Herndon Hall", "The Upholstery Shop, 757 Elden Street, Herndon, VA 20170", dated August 24, 2026, by Gary Bills Design ("Plan") provided that the Plan will be revised to remove the area described as "Parking, Existing Parking Area to Remain". Deviations from these materials by action of the Historic District Review Board or staff administrative review shall be considered to be in substantial conformance.

3. The conditions set forth below are necessary to achieve compliance with the standards found in Sections 78-155.3(e)(1) and 78-71.8(d)(1) of the Zoning Ordinance:

    a. Occupancy is limited to 150 people.

    b. No more than one event shall be scheduled at the property per day. Appointments taking place on the second floor are not considered events for the purposes of this special exception.

    c. The applicant shall schedule all event-related deliveries in advance. Pre-event delivery and post-event pick-up of vendor materials, supplies, and equipment shall be staggered so that multiple vendors are not simultaneously queued on the public alley or rights-of-way.

d. All vendor loading and unloading shall occur in the loading zone located at the rear of the building.

e. The applicant and any event vendor shall not use public streets, sidewalks, or the public alley for staging or storage.

f. Event operations, including guest arrival/departure, vendor loading/unloading, deliveries, and temporary equipment, shall not obstruct or impede vehicular or pedestrian circulation on Elden Street, Spring Street, the public alley, or other public rights-of-way.

g. A valet reception point, podium, station, booth, or kiosk shall not be located on any public property without a license agreement approved by Town Council.

4. The Town reserves the right to revoke the Special Exception in accordance with Sec. 78-155.3(h) of the Zoning Ordinance.