Town Council Regular Meeting
Agenda Item 5.a.

Agenda Item: **Resolution 26-G-60 to consider a Special Exception, SE #26-05, 757 Elden Street, to approve an indoor entertainment use within the CC, Central Commercial zoning district**

Meeting Date: November 17, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:

Proposed Modification	This is an application for a special exception to permit a commercial recreation/entertainment, indoor use consisting of a private event/meeting venue within the central commercial zoning district
Address	757 Elden St
Fairfax County Tax Map Number	0162 02 0084
Owners	Palo Viejo LLC
Applicant	Jeffrey Colon
Business/Organization	Herndon Hall, LLC
Property Use	Commercial Recreation/Indoor Entertainment
Zoning District	Central Commercial (CC)
Lot Size	4,565 square feet
Building Size	3,000 square feet of gross floor area
Adjacent Zoning	North: Planned Development-Downtown (PD-D) East, West, South: Central Commercial (CC)
Date of Construction:	1900
Comprehensive Plan Land Use Designation	Downtown Master Plan, CPA #10-01 Commercial and Mixed-Use – Sector 2

Background/Timing Impact:

The property is currently occupied by Design and Interiors by the Upholstery Shop and operates as a personal services and retail use. The applicant is requesting to add an indoor entertainment use. Staff and the applicant met in a pre-application meeting on February 26, 2026.

The Planning Commission discussed the application at their October 5, 2026, work session, and voted at their October 19, 2026, regular meeting, 6-0-1 to recommend approval to Town Council.

Strategic Focus Area:

Environmental and Economic Sustainability

Thriving Community

Fiscal Impact:
There is no immediate fiscal impact from this application. The proposed business may be subject to applicable taxes and fees, including the Town's BPOL tax.

Legal Impact:
The Code of Virginia Sec. 15.2-2310 and Herndon Town Code Sec. 78-155.3 outline the requirements of applications for special exceptions.

Staff Recommendation/Next Steps:
Staff recommends approval of SE #26-05 with conditions, as proposed.

Attachments:
1. Staff Report
2. Resolution (Proposed Revised 11-17-26)
3. SE 26-05 Special Exception Criteria Matrix
4. 10.19.2026 Planning Commission Resolution (Approved)
5. Herndon Hall Plans
6. Applicant Narrative
7. Updated Applicant Narrative
8. Supplemental Photographs
9. Legal Ad