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March 4, 2026

**Via E-Mail Only**

Ms. Suzanne L. Wright, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Development  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

**Re: Statement of Justification  
Enterprise RAC Company of Maryland, LLC (the “Applicant”)  
Application for Special Exception  
Fairfax County Tax Map Reference 44-2 ((1)) 4**

Dear Ms. Wright:

On behalf of Enterprise RAC Company of Maryland, LLC (the “Applicant”), please accept this letter as a statement of justification for a special exception on the property identified among the Fairfax County tax assessment records as 44-2 ((11)) 4 (the “Subject Property”). The Applicant proposes to establish a vehicle rental use in the existing building on the Subject Property, which is permitted by special exception in the I-5 General Industrial (“I-5”) District.

The Subject Property includes approximately one acre of land located in Chantilly, and is zoned to the I-5 District. The Subject Property is located in an industrial area of the Sully Magisterial District on the north side of Willard Road, east of its intersection with Hazel Park Court. The Subject Property is currently developed with a single-story industrial warehouse building that consists of approximately 14,175 square feet of gross floor area (“GFA”), which represents a 0.33 floor area ratio (“FAR”). The building is served by surface parking and has direct access to Willard Road. The Subject Property is subject to a proffered rezoning, RZ-80-S-008, approved by the Fairfax County Board of Supervisors (the “Board”) on December 15, 1980, permitting 18.3668 acres of land to be zoned to the I-5 District with a maximum floor area ratio (“FAR”) of 0.70. The existing proffers do not prohibit the proposed vehicle rental use.

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The Subject Property is located in the Area III Volume of the Fairfax County Comprehensive Plan (the “Comprehensive Plan”). More specifically, the Subject Property is located in Land Unit E-4 of the Dulles Suburban Center. Land Unit E-4 is planned for and largely developed with light industrial and industrial/flex uses up to a maximum intensity of 0.35 FAR. New development should be compatible with existing development, and ancillary retail uses up to 20 percent to serve employees may be appropriate if they are integrated into buildings with other primary uses. The Applicant’s proposed use is in harmony with the recommendations of the Comprehensive Plan.

The Applicant proposes to utilize the existing industrial building to establish a vehicle rental facility within the space. This location is ideally situated for the proposed use, given its proximity to a number of vehicle repair shops, automobile dealerships, and similar uses that create a demand for vehicle rental establishments. The location and size of the existing building on the Subject Property provide an opportunity for the Applicant to consolidate its operations on two nearby sites in Chantilly. As depicted the submitted Special Exception (“SE”) Plat, prepared by Charles P. Johnson & Associates, Inc., the Applicant intends to occupy the entirety of the existing building on the Subject Property. The majority of space within the existing building will be used to store and prepare rental vehicles for customers, and an approximately 2,100 square foot portion of the building will be utilized for office space. Minor exterior modifications are proposed, consisting of the replacement of existing roll-up doors on the primary façade along Willard Road.

Exterior modifications to the site include the reconfiguration of the existing surface parking lots to accommodate space for the parking and storage of rental vehicles. As depicted on the SE Plat, the Subject Property will include a total of 68 parking spaces between the interior and exterior of the building. These spaces include five (5) employee parking spaces, four (4) parking spaces for customers, 22 spaces for the storage of rental vehicles ready for customer pick-up, four (4) spaces for customer returns, and 33 vehicle storage spaces. Bicycle parking is also provided in accordance with Zoning Ordinance requirements.

Other modifications to the site include the installation of an ADA-accessible pedestrian ramp in the front of the building, which will improve access. Finally, the Applicant has identified opportunities to upgrade and improve existing landscaping, where possible.

In accordance with subsection 8101.3.C(2) of the Zoning Ordinance, please accept the following information regarding the proposed special exception application:

- The type of operation is a vehicle rental facility.
- The typical hours of operation for the vehicle rental facility use will Mondays through Fridays, from 7:30 am to 6:00 pm; and Saturday and Sundays from 8:00 am to 2:00 pm.
- The Applicant anticipates approximately 40 customers per day.

- A maximum of 5 – 7 employees will be on site at any given time. Employee parking is identified on the SE Plat.
- Based on the anticipated number of customers and staff, the Applicant anticipates that the use will result in approximately 80 to 90 vehicle trips per day. The vehicle rental facility is not anticipated to generate significant traffic to or from the Subject Property.
- The proposed use is a vehicle rental facility that is intended to serve Chantilly and the surrounding area.
- There are no significant changes proposed to the existing building façade or the site. Site modifications are limited to internal building fit-out, replacing the street-facing loading bay doors with windows, the reconfiguration of the existing surface parking areas, and enhancements to landscaping.
- The operation of a vehicle rental establishment requires the utilization and storage of certain hazardous materials including petroleum products, motor oil, solvents, and other similar materials commonly associated with vehicle rental establishments. All hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations, and/or any petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, used, stored, treated, or disposed of on the Property will continue to be done in accordance with all applicable regulations.
- The proposed vehicle rental facility conforms to the provisions of all applicable ordinances, regulations, and adopted standards, except as may be modified in conjunction with this application.

The proposed use on the Property conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions, except as noted below, the proposed vehicle rental facility will comply with the standards set forth in Subsection 4102.5.PP(2), as follows:

- Rentals will be limited to the rental of automobiles and passenger vans. The Applicant does not offer rentals of trucks or other large vehicles or commercial equipment.
- With this application, the Applicant is requesting a modification of Subsection 4102.5.PP(2)(b) to allow the storage of more than 25 rental vehicles on-site. As depicted on the SE Plat, a total of 68 parking spaces are provided on-site. Of these 68 spaces, 9 are reserved for customer or employee parking, and the remainder will be utilized for the storage of rental vehicles. A significant number of the rental vehicle storage spaces will be located inside the existing building. Given that the Subject Property is located in a predominantly industrial area with a number of vehicle repair and similar uses that feature the storage of vehicles, a modification of this standard is appropriate.

- No maintenance or fueling of vehicles will occur on-site.
- Finally, the Applicant is requesting a modification of subsection 5108.3 of the Zoning Ordinance to allow a reduction for the street frontage landscaping due to constraints from the existing utilities and entrances to what is shown in the SE Plat.

The Applicant's proposed special exception request will allow for the establishment of a vehicle rental facility within an existing building in a long-established industrial area. The proposed use is consistent with the recommendations of the Comprehensive Plan, compatible with the surrounding area, and will meet an existing and growing demand for the use in this area of Fairfax County. Given its location and the existing industrial character of the surrounding area, the proposed use on the Subject Property will have no adverse impacts on nearby properties or area.

I would appreciate the acceptance of this special exception application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Thank you for your time and consideration of this matter. Should you have any questions regarding this application, or require any additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Robert D. Brant

Enclosures

cc: Donald C. Thurston, Enterprise Mobility  
Hank Fox, LA, Charles P. Johnson & Associates, Inc.  
Bernard S. Suchicital, Walsh Colucci