

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 29, 2022**

PRESENT: John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commissioner At-Large  
Julie M. Strandlie, Parliamentarian, Mason District  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Daniel G. Lagana, Lee District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Evelyn S. Spain, Sully District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: Peter F. Murphy, Chairman, Springfield District

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The meeting was called to order at 7:30 p.m., by Vice Chairman John C. Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Sargeant announced the Planning Commission received minutes for April 2022, and he intended to move the approval of those minutes at the Wednesday, July 13, 2022 meeting.

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**RZ/FDP 2021-SU-00024 – INTEGRITY CAPITAL MANAGEMENT LLC**

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2021-SU-00024 TO A DATE CERTAIN OF JULY 13, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 10-0. Chairman Murphy was absent from the meeting. Commissioner Lagana was not present for the vote.

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**RZ/FDP 2021-PR-00019 – TOLL MID-ATLANTIC LP COMPANY, INC.**

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR RZ/FDP 2021-PR-00019.

Commissioner Cortina seconded the motion, which carried by a vote of 10-0. Chairman Murphy was absent from the meeting. Commissioner Lagana was not present for the vote.

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Commissioner Niedzielski-Eichner announced that the Planning Commission's Tysons Committee would meet on Thursday, July 14, 2022 at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, for a presentation by staff regarding accessibility, particularly in the urban areas of Tysons and Reston. Staff would update the Committee on progress made within the past year in compliance with the American with Disabilities Act and Accessibility in the Development Review Process. The Committee would also receive feedback from John Colby, a Tysons Resident regarding staff's referenced presentation.

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Commissioner Niedzielski-Eichner announced that the Board of Supervisors adopted the Plan Amendment 2020-CW-3CP, Airport Noise Policy, recommended by the Planning Commission at its Wednesday, May 18, 2022 public hearing. The Board's vote was followed by a follow-on motion made by Kathy L. Smith, Supervisor, Sully District, that directed staff to consider the following:

- Additional ways to respond to concerns emerged during the public outreach and public hearings related to the contours using information from the 1993 Board adopted contours, 2005 Metropolitan Washington Airport Authority (MWAA) Environmental Impact Statement and MWAA 2019 contours as a guide;
- Explore an alternative geographic area that could be appropriate for notification, mitigation, and commitments, and report to the Board; and
- Conduct targeted community outreach efforts regarding these findings once reviewed by the Board.

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PCA 93-H-004-02/CDPA 93-H-004/FDPA 93-H-004-02-01 – WS-ADW OWNER, LLC  
(Decision Only) (Planning Commission hearing on these applications was held on April 27, 2022; Decision only from June 15, 2022; Decision only from June 22, 2022)

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- APPROVAL OF PCA 93-H-004-02, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JUNE 27, 2022;
- APPROVAL OF CDPA 93-H-004;

- THE PLANNING COMMISSION APPROVE FDPA 93-H-004-02-01, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 10, 2022; AND
- APPROVAL OF THE WAIVERS AND MODIFICATIONS DATED JUNE 22, 2022;

Commissioner Niedzielski-Eichner seconded the motions, which carried by a vote of 10-1. Chairman Murphy was absent from the meeting. Commissioner Strandlie voted in opposition.

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ORDER OF THE AGENDA

Commissioner Sargeant established the following order of the agenda:

1. SEA 88-V-064-05 CONCURRENT WITH 2232-2021-MV-00022 –THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY

This order was accepted without objection.

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SEA 88-V-064-05 CONCURRENT WITH 2232-2021-MV-00022 – THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Appl. to amend SE 88-V-064 previously approved for a Special Exception for an alternate use of a public facility to permit an alternative use of historic buildings and associated modifications to site design and development conditions. Located at 8333 Richmond Highway, Alexandria, 22309 on approx. 22.61 ac. of land zoned C-8, R-2 and HC. Mount Vernon District. Tax Map 101-4 ((1)) 5A, and 57, 101-4 ((8)) (E) 1 and 101-4 ((7)) 1 and 39. (Concurrent with 2232-2021-MV-00022). MOUNT VERNON DISTRICT. PUBLIC HEARING.

2232-2021-MV-00022 – THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES – To permit the adaptive reuse and renovation of the Original Mount Vernon High School. Located at 8333 Richmond Highway, Alexandria, 22309 on approx. 10.6 ac. of land zoned C-8, R-2 and HC. Mount Vernon District. Tax Map 101-4 ((1)) 5A and 101-4 ((7)) 1. (Concurrent with SEA 88-V-064-05). MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Ipek Aktuglu, Applicant’s Agent, Building Design and Construction Division, Capital Facilities, Department of Public Works and Environmental Services reaffirmed the affidavit dated June 7, 2022.

Bryan Botello, Planning Division, Department of Planning and Development presented the staff report, a copy is in the date file. He stated staff recommended approval of SEA 88-V-064-05 and 2232-2021-MV-00022.

Ms. Aktuglu gave a presentation on the subject applications.

There was a discussion between Mr. Botello; Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development; Ms. Aktuglu; Stephanie Pankiewicz, LandDesign, Inc.; and multiple Commissioners regarding the following:

- The tree canopy requirement calculations for a R-2, Residential District versus that of a C-8, Highway Commercial District;
- Whether the limits of disturbance were split zoned between the C-8 District and the R-2 District;
- The 10-year tree canopy requirements for a dedicated school use;
- A suggestion that language be added to the proposed development conditions that would require the County to commit to additional tree canopy within the developed area of the site;
- The status of an application submitted for the adaptive reuse requirements for Fairfax County's Inventory of Historic Sites;
- Accommodations made for alternative uses of the historic buildings for the Original Mount Vernon High School;
- A suggestion was made to submit the proposed application to the Fairfax County Exceptional Design Awards Program;
- The number of seats in the visual and performing arts theater;
- The relationship between the adaptive reuse and the U.S. Route 1/Richmond Highway Bus Rapid Transit Center;
- Whether there was a crosswalk connection at the corner of U.S. Route 1/Richmond Highway and Mohawk Lane;
- Plans for multi-family homes at the proposed site; and
- Signage options at the site that would allow a small business to display or highlight information about their organization.

The discussion resulted in staff's agreement to provide the Commission with calculations for the tree canopy requirements for dedicated school use.

There were no listed speakers, no speakers from the public, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Clarke for actions on these applications.

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Commissioner Clarke MOVED THE FOLLOWING ACTIONS:

- THE PLANNING COMMISSION CONCURRED WITH THE STAFF'S DETERMINATION THAT THE ADAPTIVE REUSE AND RENOVATION OF THE ORIGINAL MOUNT VERNON HIGH SCHOOL, PROPOSED UNDER 2232-2021-MV-00022, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AS AMENDED, AND THEREFORE IS IN SUBSTANTIALLY IN ACCORD TO THE COMPREHENSIVE PLAN;
- RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 88-V-064-05, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 29, 2022;
- RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS LISTED IN A HANDOUT, DATED JUNE 29, 2022; AND
- RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AN OVERALL 53% PARKING REDUCTION, 196 FEWER SPACES, FOR THE MOUNT VERNON HIGH SCHOOL RENOVATION AND ADAPTIVE REUSE DEVELOPMENT, PURSUANT TO PARAGRAPH 6.A AND 6.B(1)(D) OF SECTION 6100 OF THE FAIRFAX COUNTY ZONING ORDINANCE, BASED ON THE SUM OF THE HOURLY PARKING DEMAND AND THE PROXIMITY TO BUS FACILITIES, AS DEMONSTRATED IN THE PARKING STUDY #18767-PKS-001, SUBJECT TO THE CONDITIONS DATED APRIL 6, 2022, AS LISTED IN THE MEMORANDUM FROM LAND DEVELOPMENT SERVICES, DATED APRIL 19, 2022 AND INCLUDED IN APPENDIX 15 OF THE STAFF REPORT.

Commissioner Sargeant seconded the motions, which carried by a vote of 11-0. Chairman Murphy was absent from the meeting.

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The meeting was adjourned at 8:47 p.m.

Peter F. Murphy, Chairman

Timothy J. Sargeant, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: October 12, 2022

*Jacob Caporaletti*

Jacob L. Caporaletti, Clerk to the Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 25 day of October 20 22, by

*[Handwritten Signature]*  
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Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

