

**FAIRFAX COUNTY PLANNING COMMISSION  
SCHOOLS COMMITTEE  
WEDNESDAY, SEPTEMBER 23, 2021**

**PRESENT:** Julie M. Strandlie, Mason District, Chairman  
Timothy J. Sargeant, Commissioner At-Large,  
Peter F. Murphy, Springfield District  
Phillip A. Niedzielski-Eichner, Providence District

**ABSENT:** Evelyn Spain, Sully District

**OTHERS:** John C. Ulfelder, Dranesville District  
John Carter, Hunter Mill District  
Mary Cortina, Braddock District  
Walter Clarke, Mount Vernon  
Barbara Byron, Department of Planning and Development (DPD)  
Leanna O'Donnell, DPD  
Michelle Stahlhut, DPD  
Bryan Botello, DPD  
David Stoner, Office of the County Attorney  
Jessica Gillis, DeFTS, FCPS  
Keisha Strand, Senior Deputy Clerk, Department of Clerk Services

**ATTACHMENTS:**

- A. Schools Committee Presentation
- B. Code of Virginia 15.2 – 2232
- C. Schools 2232 Review Process

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Chairman Peter F. Murphy called the meeting to order at 7:34 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

He announced that all committee meetings would be televised and streamed online for the remainder of the year.

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Vice Chairman Ulfelder constituted the committee for 2021 and called for nominations of committee officers.

Commissioner Sargent MOVED TO NOMINATE JULIE M. STRANDLIE AS CHAIRMAN OF THE 2021 SCHOOLS COMMITTEE.

The motion was seconded by Commissioner Murphy.

Commissioner Murphy MOVED TO NOMINATE EVELYN SPAIN AS VICE CHAIRMAN OF THE 2021 SCHOOLS COMMITTEE.

Each motion carried by a vote of 5-0. Vice Chairman Spain was absent from the meeting. Commissioner Carter voted in her absence.

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Chairman Strandlie thanked the committee for their votes and called for a motion to approve the minutes.

Commissioner Niedzielski-Eichner MOVED TO APPROVE THE FOLLOWING MINUTES:

- DECEMBER 10, 2019

Commissioner Murphy seconded the motion which carried by a vote of 5-0. Vice Chairman Spain was absent from the meeting. Commissioner Carter voted in her absence.

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Chairman Strandlie welcomed County and FCPS staff to the meeting and began introductions. She stated that the meeting topic was the 2232 process and called for the staff presentation.

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Bryan Botello, Public Facilities & Plan Development, Department of Planning and Development (DPD); and Jessica Gillis, DFTS, FCPS; gave a presentation on the 2232 process, a copy of which is included in Attachment A, which included the following topics:

- 2232 Review;
- 2232 Defined by the state code;
- Policy Plan objectives for schools;
- 2232 and Feature Shown process;
- Additions and renovations process;
- New Schools process; and
- Public Outreach.

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There was a discussion between Jessica Gillis; Bryan Botello; Michelle Stahlhut, Public Facilities & Plan Development, Department of Planning and Development (DPD); Leanna O'Donnell, DPD; Barbara Byron, DPD; David Stoner, Office of the County Attorney; and multiple Commissioners on the following issues:

- Community involvement in the process;
- How members of the public can join the design team;
- The administrative process of board extensions;
- The difference in a public hearing and a public meeting;
- Clarification that items are included in the CIP and paid in full by bond funds;

- More community outreach to create awareness for the public and to include daycare centers;
- The point at which the time limits start on an application;
- Accepting public comment on the applications despite not being required by the state code;
- The process of deciding when to go to a land use meeting;
- How projects can be appealed;
- Clarification on the 2232 definition in the state code;
- Possible training to the commission and public on the PLUS system;
- The input of the Board in the 2232 process;
- Clarification on what defines a school facility;
- Implementing a process to be able to update the public facilities plan on a regular basis;
- Community outreach to notify public of the upcoming CIP and opportunity to provide comments; and
- The possibility for FCPS to provide a timeline for the process in order to see where community outreach would best fit in.;

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Commissioner Strandlie thanked staff for participating and called the meeting to adjourn.

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The meeting was adjourned at 8:58 p.m.  
Julie M. Strandlie, Chairman

An audio recording of this meeting is available in the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Keisha Strand

Approved: December 14, 2022

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

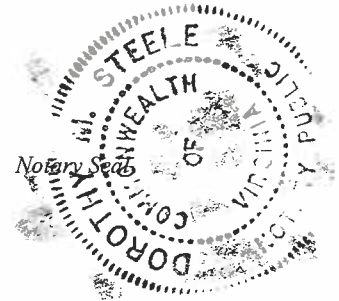
County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16 day of December, 2022, by

*Dorothy M. Steele*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024





# Public Schools 2232 Process

Planning Commission – Schools Committee  
September 23, 2021

# Agenda

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2232 Review – How is it defined by the state code?



Policy Plan – What guidance does it offer for schools?



2232 Process { Additions and Renovations  
New Schools

# What is Section 2232 Review?

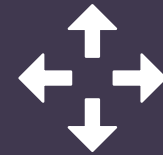
State-mandated review that seeks to answer a question: does the proposed public facility meet the general intent of to the Comprehensive Plan?



Location



Character



Extent

# 2232 Differs from Zoning Review



Unless the PC elects to do so, public hearings are not required.



Board review and approval is not required.



Conditions may not be imposed.



60-day shot clock unless extended by the BOS; if no action is taken by deadline applications are automatically approved.



Decisions may not be appealed, except by the applicant.



# Policy Plan Objectives for Schools

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Objective 6: Sites should be evaluated on: safe and convenient access, sufficient FAR to accommodate expansion, compatibility with adjoining existing and planned development, proximity to other public facilities.

Objective 9: Consider Co-location of different levels of education and other types of programs.

Objective 10: Consider adaptive reuse of buildings for public schools and educational purposes.

Objective 11: Expansions are considered Feature Shows provided the expansion received prior approval by public bond referendum, including the adopted CIP.

# Existing 2232/Feature Shown Schools Process



## Additions and Renovations

- 60-day review period.
- Administratively approved, PC informed of decision.
- Developed to help ensure that FCPS meets deadlines.
- Process has been in place for 10 years.



## New Schools

- Require public hearings.
- Undergo the same process as other new public facilities.

# Updated Additions and Renovations Process

## Feature Shown

Existing Facilities have already been determined to be in conformance with the Comprehensive Plan and modifications will be processed as “Feature Shows.”

## Public Hearing

Feature Shows do not require a public hearing, however FCPS will conduct outreach prior to filing a 2232 application.

## Application Review Period

Change and modifications may be extended by the BOS for 60 days (total review period of 120 days).

## Planning Commission Oversight

DPD and FCPS will report to Schools Committee in one year on the process for changes and modifications

# New Schools



## Public Hearing

New schools or school facilities will require a public hearing before the Planning Commission.

## Advertisement

Must fulfill public notice requirements for public hearings.

## Application Review Period

Subject to 60-day deadline unless extended by the Board. Applications review will be extended for a defined period of time.

# FCPS – Current Public Outreach

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Design committees including community members

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PTA/PTO/PTSA meetings at various phases of school projects

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School Board member newsletters

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School Bond publications

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Fairfax County LDS notifications and postings

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Board meetings open to the public

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Procurement

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Architect Services

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General Contractor

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Capital Improvement Plan

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Goes to Planning Commission

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Public Outreach

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# Proposed Additional Public Outreach



Emails to School Board members,  
Supervisors, and Planning Commissioners

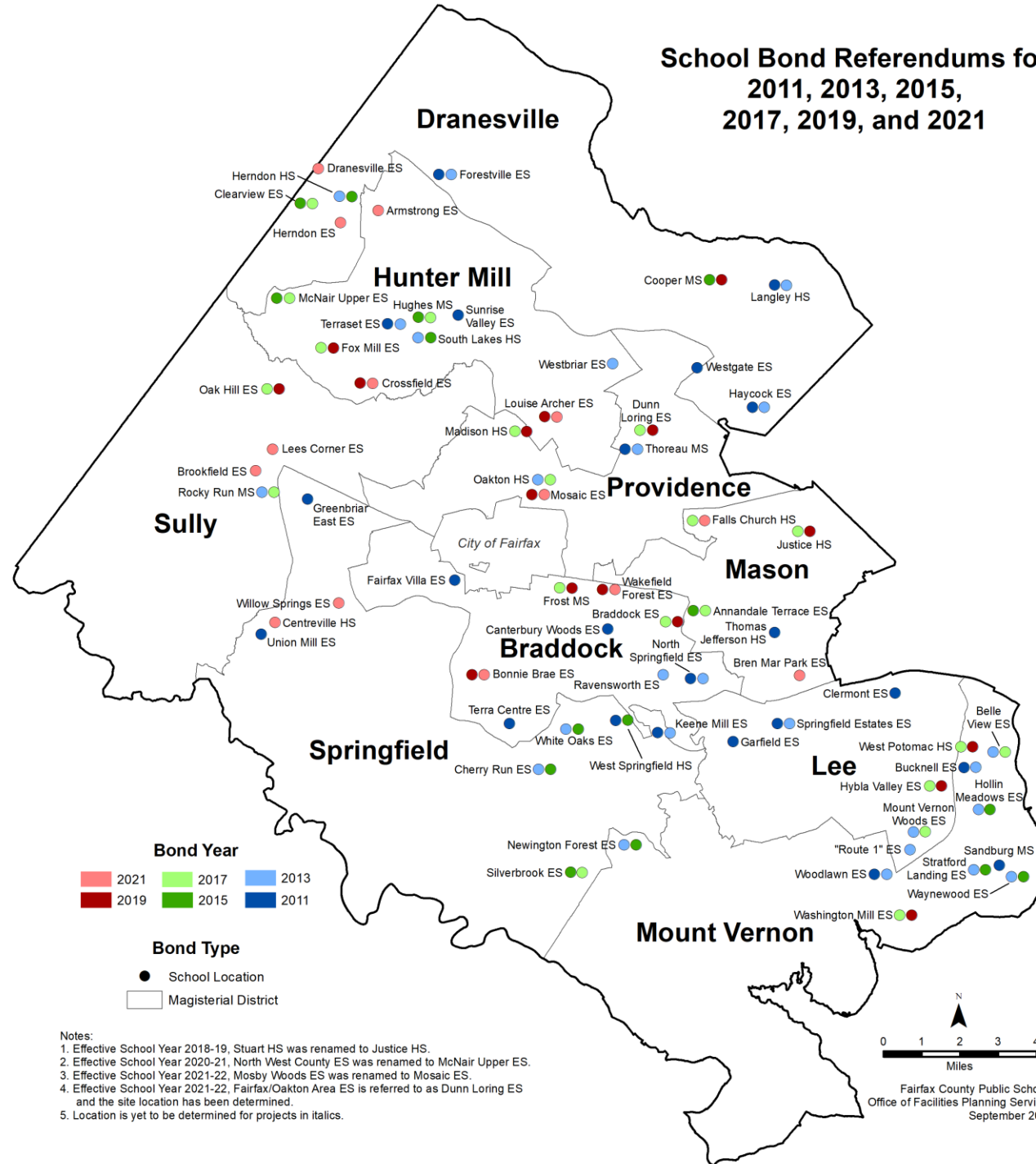


Inclusion in Supervisor newsletters



One informational presentation to land use  
committee

# School Bond Referendums for 2011, 2013, 2015, 2017, 2019, and 2021



Bond Projects		
School Name	Project Type	Bond Year
Fairfax Villa ES	Capacity Enhancement	2011 (Construction)
Greenbriar East ES	Capacity Enhancement	2011 (Construction)
Union Mill ES	Capacity Enhancement	2011 (Construction)
Modular Relocations	Capacity Enhancement	2011, 2015, 2017, 2019
Langley HS	Renovation	2011 (Planning/Design), 2013 (Construction)
Thomas Jefferson HS	Renovation	2011 (Construction)
Sandburg MS	Renovation	2011 (Construction)
Thoreau MS	Renovation	2011 (Planning/Design), 2013 (Construction)
Bucknell ES	Renovation	2011 (Planning/Design), 2013 (Construction)
Canterbury Woods ES	Renovation	2011 (Construction)
Clermont ES	Renovation	2011 (Planning/Design & Construction)
Forestville ES	Renovation	2011 (Planning/Design), 2013 (Construction)
Garfield ES	Renovation	2011 (Construction)
Haycock ES	Renovation	2011 (Planning/Design), 2013 (Construction)
Keene Mill ES	Renovation	2011 (Planning/Design), 2013 (Construction)
North Springfield ES	Renovation	2011 (Planning/Design), 2013 (Construction)
Springfield Estates ES	Renovation	2011 (Planning/Design), 2013 (Construction)
Sunrise Valley ES	Renovation	2011 (Planning/Design & Construction)
Terra Centre ES	Renovation	2011 (Planning/Design & Construction)
Terraset ES	Renovation	2011 (Planning/Design), 2013 (Construction)
Westgate ES	Renovation	2011 (Planning/Design & Construction)
Woodlawn ES	Renovation	2011 (Planning/Design), 2013 (Construction)
South Lakes HS	Capacity Enhancement	2013 (Planning/Design), 2015 (Construction)
Westbriar ES	Capacity Enhancement	2013 (Construction)
"Eastern Fairfax" ES	New Construction	2013
"Route 1" ES	New Construction	2013
Hemdon HS	Renovation	2013 (Planning/Design), 2015 (Construction)
Oakton HS	Renovation	2013 (Planning/Design), 2017 (Construction)
West Springfield HS	Renovation	2013 (Planning/Design), 2015 (Construction)
Rocky Run MS	Renovation	2013 (Planning/Design), 2017 (Construction)
Belle View ES	Renovation	2013 (Planning/Design), 2017 (Construction)
Cherry Run ES	Renovation	2013 (Planning/Design), 2015 (Construction)
Hollin Meadows ES	Renovation	2013 (Planning/Design), 2015 (Construction)
Mount Vernon Woods ES	Renovation	2013 (Planning/Design), 2017 (Construction)
Newington Forest ES	Renovation	2013 (Planning/Design), 2015 (Construction)
Ravensworth ES	Renovation	2013 (Construction)
Stratford Landing ES	Renovation	2013 (Planning/Design), 2015 (Construction)
Waynewood ES	Renovation	2013 (Planning/Design), 2015 (Construction)
White Oaks ES	Renovation	2013 (Planning/Design), 2015 (Construction)
"Western" HS	Site Acquisition	2013, 2021
McNair Upper ES	New School	2015 (Construction), 2017 (Construction)
Cooper MS	Renovation	2015 (Planning/Design), 2019 (Construction)
Hughes MS	Renovation	2015 (Planning/Design), 2017 (Construction)
Annandale Terrace ES	Renovation	2015 (Planning/Design), 2017 (Construction)
Clearview ES	Renovation	2015 (Planning/Design), 2017 (Construction)
Silverbrook ES	Renovation	2015 (Planning/Design), 2017 (Construction)
Justice HS	Capacity Enhancement	2017 (Planning/Design), 2019 (Construction)
Madison HS	Capacity Enhancement	2017 (Planning/Design), 2019 (Construction)
West Potomac HS	Capacity Enhancement	2017 (Planning/Design), 2019 (Construction)
Dunn Loring ES	New School	2017 (Planning/Design), 2019 (Construction)
Falls Church HS	Renovation	2017 (Planning/Design), 2021 (Construction)
Frost MS	Renovation	2017 (Planning/Design), 2019 (Construction)
Braddock ES	Renovation	2017 (Planning/Design), 2019 (Construction)
Fox Mill ES	Renovation	2017 (Planning/Design), 2019 (Construction)
Hybla Valley ES	Renovation	2017 (Planning/Design), 2019 (Construction)
Oak Hill ES	Renovation	2017 (Planning/Design), 2019 (Construction)
Washington Mill ES	Renovation	2017 (Planning/Design), 2019 (Construction)
"Silver Line" ES	New Construction	2019 (Planning/Design)
Bonnie Brae ES	Renovation	2019 (Planning/Design), 2021 (Construction)
Crossfield ES	Renovation	2019 (Planning/Design), 2021 (Construction)
Louise Archer ES	Renovation	2019 (Planning/Design), 2021 (Construction)
Mosaic ES	Renovation	2019 (Planning/Design), 2021 (Construction)
Wakefield Forest ES	Renovation	2019 (Planning/Design), 2021 (Construction)
Centreville ES	Renovation	2021 (Planning/Design)
Armstrong ES	Renovation	2021 (Planning/Design)
Bren Mar Park ES	Renovation	2021 (Planning/Design)
Brookfield ES	Renovation	2021 (Planning/Design)
Dranesville ES	Renovation	2021 (Planning/Design)
Hemdon ES	Renovation	2021 (Planning/Design)
Lees Corner ES	Renovation	2021 (Planning/Design)
Willow Springs ES	Renovation	2021 (Planning/Design)



# Public Schools 2232 Review

Planning Commission – Schools Committee  
September 23, 2021



Back of Tray

Code of Virginia  
 Title 15.2. Counties, Cities and Towns  
 Subtitle II. Powers of Local Government  
 Chapter 22. Planning, Subdivision of Land and Zoning  
 Article 3. The Comprehensive Plan

## § 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted

master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318; 2020, c. 665.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

**Department of Facilities and Transportation Services**

Design and Construction Services  
8115 Gatehouse Road, Suite 3500  
Falls Church, Virginia 22042-1203

April 2, 2012

Mr. Chris Caperton  
Department of Planning and Zoning  
Facilities Planning Branch  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035-5505

Re: Fairfax County Public Schools (FCPS) – Expansion and Modifications of Existing  
School Facilities

Dear Chris:

The following is a description of the process FCPS is prepared to follow to coordinate with your office on projects involving the expansion or modification of existing schools in order to address the provisions of Virginia Code Section 15.2-2232 and the Policy Plan for Public Facilities. The objective of the review is to determine if the location, character and extent of the proposed project are substantially in accord with the adopted Comprehensive Plan, resulting in a determination that the proposed project is a "feature shown" of the Comprehensive Plan.

To confirm that a proposed school expansion or modification is in accord with the Comprehensive Plan, FCPS and your office will use the following process:

1. FCPS, Office of Design and Construction will conduct their design review with the goal of having the project submitted to, and reviewed by, the Facilities Planning Branch prior to submission of the site plan to the County.
2. FCPS will submit relevant information about the proposed school expansion to the DPZ, Facilities Planning Branch early in the project design process for their review to determine conformance with the Comprehensive Plan.
3. The relevant information will include: a letter identifying the project's funding source (with bond year, for Capital Improvement Program projects); the FCPS project manager; the general project schedule and general project description and scope; a general conceptual plan-view diagram displaying the existing building, new additions and structures, drive aisles, parking areas, play fields, and field lighting (identified new or existing), or other proposed improvements; preliminary addition elevations, and the relevant Comprehensive Plan Map and Zoning Map. A sample letter is enclosed as Attachment 1.
4. DPZ, Facilities Planning Branch will examine whether the project meets the Policy Plan objectives and, specifically, whether it is a "feature shown" of the Comprehensive Plan.
5. DPZ, Facilities Planning Branch will complete its review and respond to FCPS in writing with its conclusions within 60 days of submission of the relevant information by FCPS.

Mr. Chris Caperton  
Page 2  
April 2, 2012

6. Concurrent with sending its response to FCPS, the DPZ, Facilities Planning Branch will deliver a copy of its conclusions to the Planning Commissioner for the Magisterial District in which the school expansion project is located.

Let this letter establish the process going forward between the FCPS's Office of Design and Construction and the DPZ, Facilities Planning Branch of Fairfax County with respect to these projects. Please do not hesitate to contact me if you have any questions or concerns regarding the process outlined above.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Sneed', is written over the 'Sincerely,' text.

Kevin Sneed  
Director

KS/rk

cc: Mark Hilty, Assistant Director  
John McGranahan, Hunton and Williams, LLP

**ATTACHMENT 1**



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Design and Construction Services  
8115 Gatehouse Road, Suite 3500  
Falls Church, Virginia 22042-1203

April 2, 2012

Mr. Chris Caperton  
Department of Planning and Zoning  
Facilities Planning Branch  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035-5505

Re: DPZ Public Facilities Review for the  
Sandburg Middle School Renovation/Addition Project

Dear Chris:

Please see the attached project information regarding the planned Sandburg Middle School Renovation/Addition Project.

This Project is funded through the 2009 (Planning) and the 2011 (Construction) FCPS Bond referendums and is included in the adopted Capital Improvement Program (CIP) dated 2013-2017. See Attachment A. The Project involves expansion of an existing school which is identified as a public school site on the Fairfax County Comprehensive Plan Map. This expansion will be done in accordance with the existing XX zoning of the subject property, and therefore, will be compatible with the surrounding area. Copies of the Comprehensive Plan Map and the Zoning Map for this area are included as Attachment B.

The Project shall consist of approximately XXXXX square feet of renovation and XXXXX square feet of additions. A conceptual plan-view diagram of the Project is included as Attachment C. This diagram identifies the existing building, new additions and structures, drive aisles, parking, play fields and field lighting (identified new or existing). Preliminary addition elevations are also included as Attachment D.

Please confirm that this Project is a "feature shown" on the Comprehensive Plan. The Project is critically important to the Sandburg Middle School community and our design schedule is dependent on this determination.

Feel free to call this office with any questions or concerns regarding this Project. Thank you for your timely consideration.

Sincerely,

Dave Printz  
Coordinator, Capital Projects

DP/vm

cc: Mark Hilty  
Legal File