

**County of Fairfax, Virginia  
Planning Commission Meeting  
March 17, 2021  
Verbatim Excerpt**

*PROPOSAL TO ESTABLISH A WELLINGTON AT RIVER FARM HISTORIC OVERLAY DISTRICT, WHICH CONSISTS OF A:*

*COMPREHENSIVE PLAN AMENDMENT PA 2020-IV-MVI* – Concerns approx. 27.58 ac. generally located at 7931 East Boulevard Drive, Alexandria, VA 22308: Tax map # 102-2 ((1)) 20, in the Mount Vernon District. The amendment would retain the Private Recreation planned use and would modify the Area IV, Mount Vernon Planning District, section of the Comprehensive Plan to add (1) a notation for the Wellington/Washington River Farm Historic Overlay District (“HOD”) listing on the Inventory of Historic Sites; (2) reference to Washington’s River Farm in the Overview and the MV-4 Wellington Community Planning Sector, Character; (3) language to the MV-4 Wellington Community Planning Sector, Heritage Resources, regarding the Wellington at River Farm HOD, including reference to the Architectural Review Board, protection of historic buildings, the landscape, viewshed, and potential archaeological features within the boundaries, and provides that the HOD’s zoning regulations take precedence over Plan text in the event of a conflict. (Mount Vernon District)

*RZ 2021-MV-001 - THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY* – Appl. to add a Historic Overlay District on property zoned R-2. Located on the East side of East Boulevard Drive, South of Kent Road and North of Arcturas On The Potomac, on approx. 27.58 ac. of land. Comp. Plan Rec: Private Recreation. Tax Map 102-2 ((1)) 20. (Concurrent with PA 2020-IV-MVI and a Zoning Ordinance Amendment). (Mount Vernon District)

*ZONING ORDINANCE AMENDEMENT* –

1) Amend Appendix One, Historic Overlay Districts, by adding a new Part 14, A1-1400 Wellington at River Farm Historic Overlay District (“HOD”).

(2) Add new provisions to establish:

a. The purpose and intent of the HOD, including to protect the Wellington at River Farm Manor House, associated structures, landscape and viewshed and potential archaeological resources and to encourage uses consistent with that purpose.

b. Permitted, special permit (“SP”), and special exception (“SE”) uses, including all uses permitted by right in the underlying zoning district, and allow the Board of Supervisors to approve by special exception any special exception or special permit use permitted in the underlying zoning district, subject to the additional standards for those uses and to proposed use limitations.

c. Use limitations for the HOD, including: (i) applying Part 2 of Article 7, historic overlay districts, to all land in the HOD; (ii) requiring any use approved by the Board to use existing historic resources on the property, requiring the use and any new improvements or structures to be in harmony with the district’s purpose, and requiring the use to be compatible with the existing structures, site, and surrounding properties; (iii) requiring that off-street parking and loading spaces be outside required minimum side and rear yards that abut a residential district;

*(iv) allowing the Board to impose conditions to ensure compatibility of the use; and (v) requiring any improvement or addition to be designed and installed to be compatible with the design guidelines for this HOD and designed to protect the HOD's resources and historical character.*

*d. Establishing a maximum building height of 35 feet and establishing lot size and all other bulk regulations to be the same as specified in the underlying district.*

*e. Establishing maximum density, open space, and additional regulations to be the same as specified in the underlying zoning district.*

*An amendment to repeal Chapter 112 of the County Code and replace it with Chapter 112.1 of the County Code ("zMOD") is scheduled for a public hearing before the Board of Supervisors in March 2021. At its public hearing on March 17, the Planning Commission will therefore also consider the proposed language below, which is consistent with the proposed zMOD changes and is proposed to replace the language provided above in the current Zoning Ordinance format, if and when the zMOD changes take effect:*

*(1) Amend Section 3101 Historic Overlay Districts by adding a new Subsection 19 to establish the HOD and re-number all affected subsections.*

*(2) Add a new District-Specific Purpose provision to, among other things, protect the Wellington at River Farm Manor House, associated structures, landscape and viewshed and archaeological resources and to encourage uses consistent with that purpose.*

*(3) Create regulations to allow all uses permitted by right in the underlying zoning district and to allow the Board to approve by special exception any use permitted by special exception or by special permit in the underlying zoning district, subject to applicable standards.*

*(4) Establish Additional Standards to require that: (a) any use approved must use the existing historic resources on the property and demonstrate that the use, including any proposed new improvements or additions, will be in harmony with the HOD's purpose; (b) all off-street parking and loading spaces must be located outside of required minimum side and rear yards that abut a residential district, unless modified by the Board; (c) the Board of Supervisors may impose conditions and restrictions that it deems necessary to ensure the use will be compatible with and not adversely impact any adjacent residential areas; and (d) any new improvement and addition must conform with the HOD's design guidelines and must be designed to protect and preserve the existing historic resources, viewshed, archaeological resources, and historical character of the area.*

*(5) Set a maximum building height of 35 feet. (Mount Vernon District)*

After close of the Public Hearing

Commissioner Clarke: Yes. Thank you, Chairman Murphy. And let me first say thank you to Ms. Laura Arseneau and her staff, as stated earlier tonight their dedication and hard work within a short period of time. There's no doubt that is a national treasure in Fairfax County and it's a historic

asset that deserves to be protected and preserved. I wanna thank – thank the community for all of their comments tonight and our state representatives, Senator Surovell, Senator Evans, Delegate Sickles, and Delegate Krizek for all of their support to the general assembly. And, because of the outpouring support of this – of this matter that we have before us to – this evening, I would like to move to approve. And, my motion sir, is that I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, THE ADOPTION OF THE WELLINGTON AT RIVER FARM HISTORIC OVERLAY DISTRICT, WHICH I’LL REFER TO AS WHOD, TO INCLUDE APPROVAL OF THE ZONING ORDINANCE AMENDMENT TO ESTABLISH THE OVERLAY DISTRICT AND ITS APPLICABLE ZONING REGULATIONS, INCLUDING THE INDICATION – THE IDENTIFICATION OF THE USES, AND USE LIMITATION APPLICABLE TO THE WHOD. AND COMPREHENSIVE PLAN AMENDMENT PA 2020-IV-MV1, TO ESTABLISH THE WHOD, AND REFLECT THE HISTORIC OVERLAY DISTRICT DESIGNATION. AND THE REZONING APPLICATION RZ 2021-MV-001, TO ADD THE WHOD TO THE PROPERTY AND DEFINE THE BOUNDARIES OF THE WHOD OF THE ZONING MAP, AS ADVERTISED, AND AS SET FORTH IN THE STAFF REPORT DATED MARCH 3<sup>RD</sup>, 2021, EXCEPT FOR THE PATIOS/TERRACE DESIGNATION. I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADOPTING OF A PROPOSAL, THE BOARD INCLUDE A DECLARATION THAT BUILDINGS, STRUCTURES, AND SITES TO BE PRESERVED, ARE IN FACT OF THE HISTORICAL ARCHITECTURAL AND ARCHEOLOGICAL FOR CULTURAL SIGNIFICANCE, REQUIRING PROTECTION AGAINST DESTRUCTION AND ENCROACHMENT. I SO MOVE.

Commission Ulfelder: Second.

Chairman Murphy: Seconded by Commissioner Ulfelder. Is there a discussion of the motion? All those in favor of the motion as articulated by Commissioner Clarke, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

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