



**The Mount Vernon Council of Citizens Associations, Inc.**

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

**Supervisor Dan Storck  
Mount Vernon Government Center  
2511 Parkers Lane  
Alexandria, VA 22306**

**February 10, 2026**

**RE: MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA)  
RESOLUTION ON THE PROPOSED REDEVELOPMENT AT 8500 RICHMOND  
HIGHWAY (MVCCA Planning & Zoning Committee Resolution 2026-01)**

**Dear Supervisor Storck,**

**The Mount Vernon Council of Citizens' Associations (MVCCA) has reviewed the proposed redevelopment at 8500 Richmond Highway and convey our positions in the attached resolution.**

**We welcome questions and thank you for your consideration of these comments.**

**Respectfully,**

**Scott Taylor  
Co-chair, MVCCA**

**cc: Walter Clark, Fairfax County Planning Commissioner  
Fairfax County Board of Supervisors  
Peyton Smith, Mount Vernon District Development & Land Use Liaison  
Virginia Department of Transportation, Bus Rapid Transit (BRT) Project**

**Attachment: Resolution**

**MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA)  
RESOLUTION ON THE PROPOSED REDEVELOPMENT AT 8500 RICHMOND  
HIGHWAY**

(MVCCA Planning & Zoning Committee Resolution 2026-01)

**WHEREAS**, the Planning and Zoning Committee reviewed an application for the property located at 8500 Richmond Highway at the intersection of Frye Road and Richmond Highway, originally filed in 2020 and now reactivated by Capital Petroleum for community feedback; and

**WHEREAS**, the property encompasses approximately 40,000 square feet, and has operated as a service station since 1960; and

**WHEREAS**, the site currently includes three service bays without a canopy, and an adjacent parcel which was used for unauthorized vehicle storage and is proposed to be addressed as part of this application; and

**WHEREAS**, the applicant proposes to modernize the site by removing the existing service bays and constructing a 2,500-square-foot mini-market and a fuel station with a permanent canopy serving 12 fuel pumps, with the convenience store sited away from nearby residential properties and 2 electric vehicle ready stations; and

**WHEREAS**, proposed site improvements include reduced curb cuts with one access point each on Frye Road and Richmond Highway, 12 on-site parking spaces, and pedestrian-oriented features such as sidewalks, benches, landscaped areas, and a masonry wall intended to reduce headlight glare to adjacent properties; and

**WHEREAS**, the applicant has indicated coordination with the Virginia Department of Transportation (VDOT) regarding interim access along the Richmond Highway service drive and has stated that the project will be designed to accommodate future Bus Rapid Transit (BRT) construction along the corridor as well as sending letters to the community; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mount Vernon Council of Citizens' Associations (MVCCA) appreciates the applicant's efforts to modernize the site and incorporate pedestrian improvements while reducing curb cuts along Richmond Highway.

**BE IT FURTHER RESOLVED**, that the MVCCA encourages continued coordination with Fairfax County staff, VDOT, and the surrounding community to ensure that vehicular access, pedestrian safety, and traffic operations at the Frye Road and Richmond Highway intersection are carefully evaluated and appropriately mitigated.

**BE IT FURTHER RESOLVED**, that the MVCCA requests to be kept informed as the application advances to the Planning Commission, and prior to any final action by the County.

**BE IT FINALLY RESOLVED**, that the Mount Vernon Council of Citizens' Associations (MVCCA) hereby recommends that the Fairfax County Planning Commission and Board of Supervisors (BOS) approve the special exception for 8500 Richmond Highway to modernize the site, subject to compliance with all applicable zoning and regulatory requirements.

Approved by the MVCCA General Council on January 28, 2026



