



# High-Pressure Gas Lines

Land Use Policy Committee  
May 14, 2024

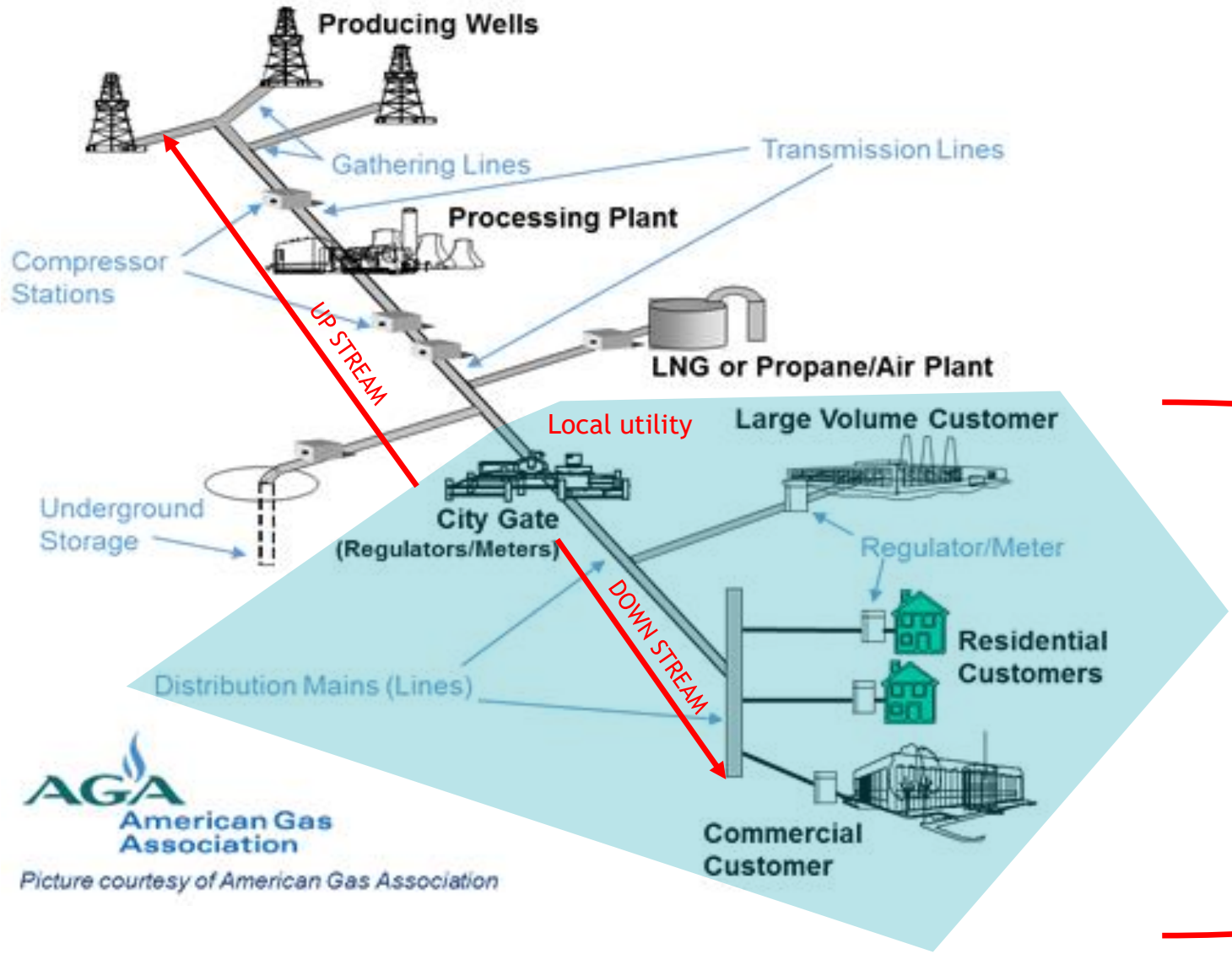
Jacqui Kamp, Zoning Administration Division

# Board Matter

On Dec. 5, 2023, Board directed county staff to evaluate:

- 1) Options for possible prohibition of “high-pressure” gas lines within local street Right-of-Ways based on factors including location, size and type of pipe as well as other operational characteristics; and
- 2) Industry best practices related to safety, installation and location of “high-pressure” gas lines

# Natural gas systems and pipelines



Distribution System operated by Washington Gas/ Columbia Gas

# Natural gas pipelines and safety

- Design standards per federal safety standards
  - Class locations
  - SMYS
- Transmission lines
- High-pressure distribution lines
- Integrity Management Assessments



# Regulating pipeline safety



U.S. Department of Transportation (DOT) (Title 49 CFR Part 192)



Pipeline and Hazardous Materials Safety Administration (PHMSA)



Virginia State Corporation Commission (§ 56-257.2.)

# Zoning Ordinance

## Fairfax County

Currently exempts distribution gas lines if located in or under street right-of-way from regulation

## Other jurisdictions

No other jurisdiction researched prohibits in or under street right-of-way



# Options considered by staff

Enhanced  
public notice  
and  
engagement

Special  
Exception

Limitations on  
Location

# Enhanced public notice and engagement options



## County Code Chapter 2

Require notice and regular engagement with BOS on proposed pipeline replacement/extensions



## Agreement/MOU with the Utility

Enhance required Public Awareness Plan for Pipeline Operators and require regular engagement with BOS



## Possible Change to State Law

Amend the criteria for SCC public process for certain pipeline projects



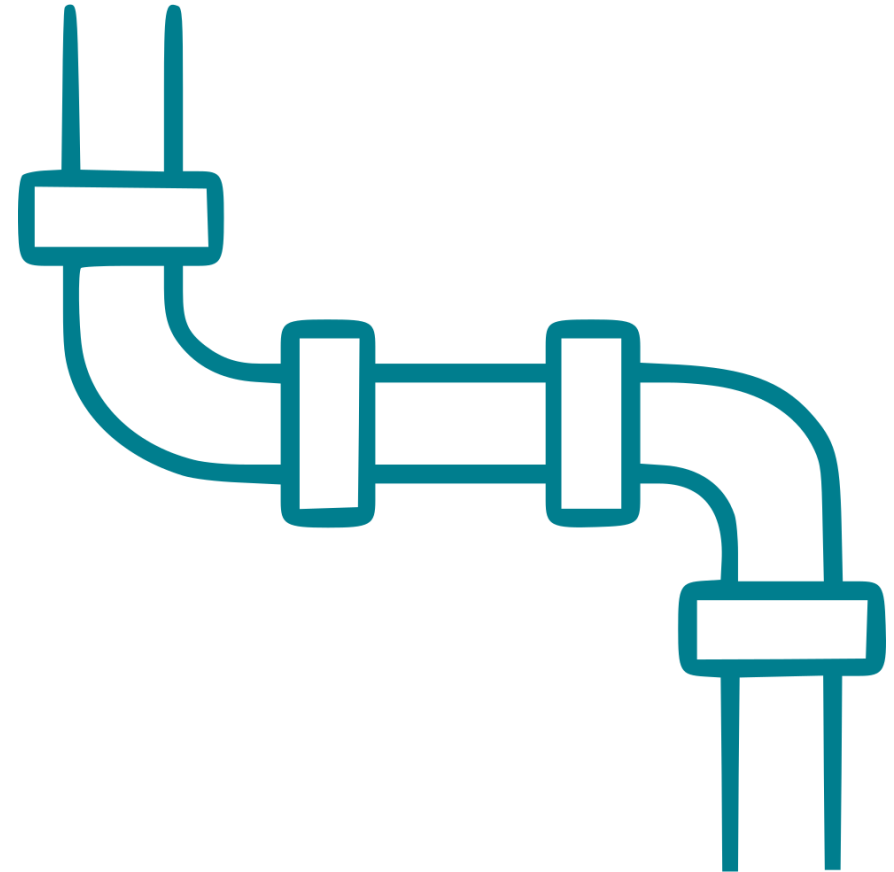
# Opportunities and challenges - Public notice options

Option	Opportunities	Challenges
<p><b>Chapter 2</b>  <i>Enhanced public notice and engagement option</i></p>	<p>Informs community on infrastructure’s safety status and notice on future projects</p>	<ul style="list-style-type: none"> <li>• No authority to require alternate locations</li> </ul>
<p><b>Agreement/MOU</b>  <i>Enhanced public notice and engagement option</i></p>	<p>BOS and utilities to coordinate in developing meaningful public participation tool</p>	<ul style="list-style-type: none"> <li>• Must be a collaborative approach with both parties consenting to agree to stipulations</li> <li>• No authority to require alternate locations</li> </ul>
<p><b>State Code change</b>  <i>Enhanced public notice and engagement option</i></p>	<p>Builds upon established State Code processes for more public notice and participation opportunities</p>	<ul style="list-style-type: none"> <li>• Timeline for legislative change is lengthy and not guaranteed</li> </ul>

# Special Exception

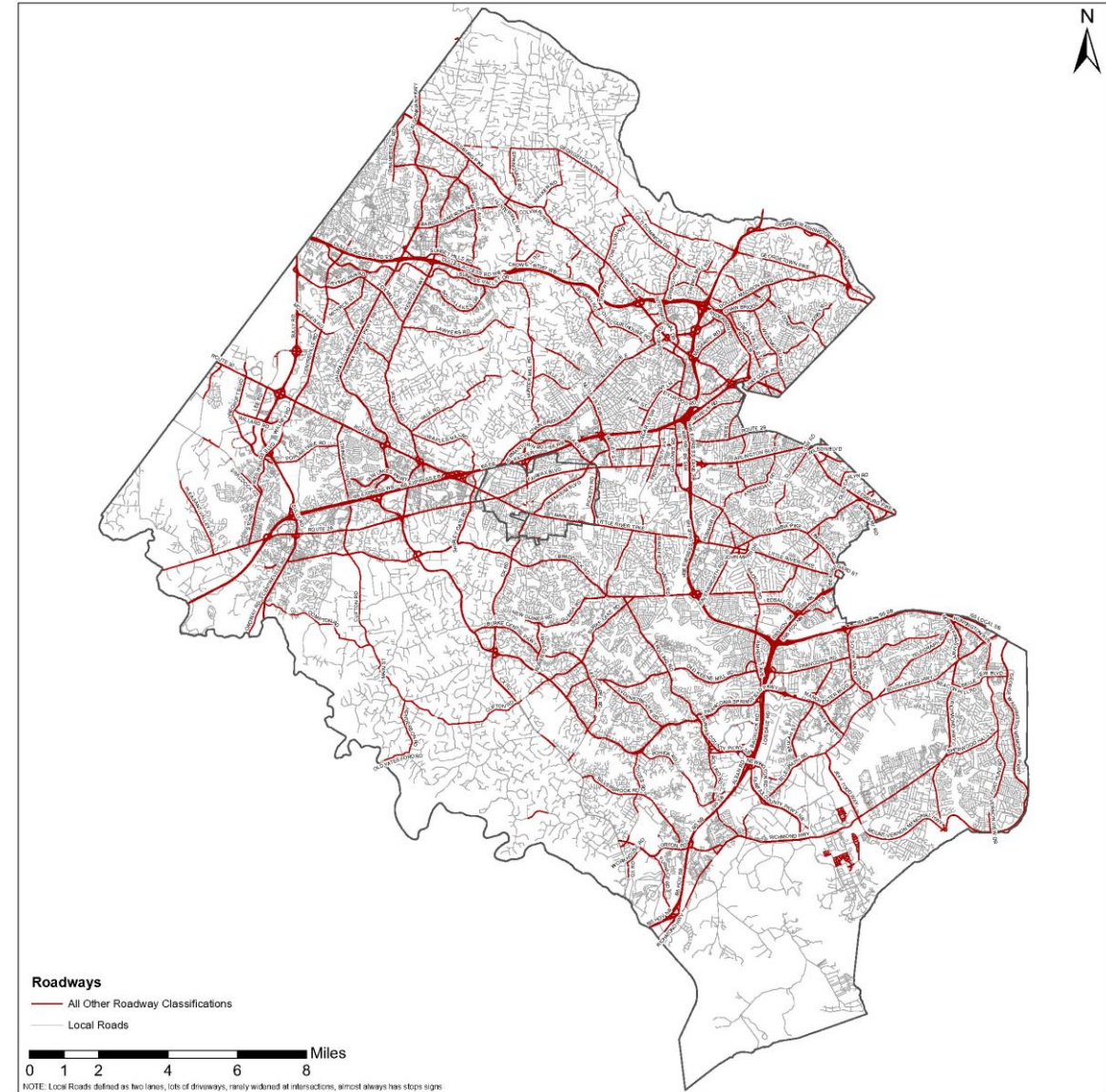
Require special exception approval for new high-pressure distribution gas lines located in street rights-of-way

- Require SE for gas lines with specific characteristics, i.e. size, pressure, SMYS
- Consider additional use-specific standards based on locational criteria, i.e. road classification and/or zoning district



# Limitation On Location

- Limit installation of high-pressure distribution natural gas lines in certain circumstances or areas
- Determine criteria or locational requirements where they would be prohibited in Zoning Ordinance
  - Pipe characteristics (size of pipe, pressure, SMYS, functionality)
  - Within a specific road classification or zoning district



*“Local Roads” in grey  
All other road classifications in red*

# Opportunities and challenges - Zoning Ordinance

Option	Opportunities	Challenges
<b>Special Exception</b>	Legislative process for review and public participation	<ul style="list-style-type: none"><li>• Determining criteria and appropriate analysis/development conditions<ul style="list-style-type: none"><li>• Countywide implication of precluding installation in local streets</li><li>• Equity implications of determining which zoning districts would allow these lines</li></ul></li><li>• Impact on property owners and rate payers</li></ul>
<b>Limitation</b>	Guide location of certain types of pipelines	<ul style="list-style-type: none"><li>• Determining criteria<ul style="list-style-type: none"><li>• Countywide implication of precluding installation in local street</li><li>• Equity implications of what Zoning Districts would allow these lines</li></ul></li><li>• Impact on property owners and rate payers</li></ul>



PLANNING & DEVELOPMENT



# Comments/Questions

[Jacqui.Kamp@fairfaxcounty.gov](mailto:Jacqui.Kamp@fairfaxcounty.gov) or 703-324-1314