

**FAIRFAX COUNTY PLANNING COMMISSION  
POLICY AND PROCEDURES COMMITTEE  
THURSDAY, JANUARY 26, 2012**

**COMMITTEE MEMBERS PRESENT:**

Walter L. Alcorn, Commissioner At-Large  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District, Chairman  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
Timothy J. Sargeant, Commissioner At-Large

**OTHER COMMISSIONERS PRESENT:**

Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Ellen J. Hurley, Braddock District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Jr., Springfield District

**FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING STAFF PRESENT:**

Marianne Gardner, Director, Planning Division

**PLANNING COMMISSION OFFICE STAFF PRESENT:**

Barbara J. Lippa, Executive Director  
Dawn M. Ashbacher, Assistant Director  
Jeanette Nord, Deputy Clerk

**ATTACHMENTS:**

- A) Timeline for the 2011-2013 APR Retrospective and Planning Process Implementation
- B) Decision Path for Activity Area Studies
- C) Work Program Development, dated November 15, 2011

//

Chairman Janet R. Hall called the meeting to order at 7:04 p.m., in the Board Conference Room of the Government Center, 12000 Government Center Parkway, Fairfax, VA 22035.

//

Commissioner Litzenberger MOVED TO APPROVE THE POLICY AND PROCEDURES COMMITTEE MINUTES OF WEDNESDAY, APRIL 20, 2011.

Commissioner Flanagan seconded the motion which carried unanimously.

//

Marianne Gardner, Director, Planning Division, Department of Planning and Zoning, briefed the Committee on a proposed new process for the Area Plans Review (APR). She explained that staff had met with citizens throughout November 2011 to discuss strengths and weaknesses in the APR process, in addition to reviewing the planning processes of other cities in the United States. She also noted that a database had been developed, tracking Area Plans back as far as 1995, and said that the majority of land-use changes were for the County's activity centers, submitted by private parties, while the majority of proposed changes to the Policy Plan were County-wide, submitted by civic organizations. Ms. Gardner said that residents had deemed the current APR process reactive in that the time limits made any thoughtful consideration impossible with regard to the impact on the County at large. She further noted that the current process was resource intensive, adding that staff, Task Force members, and Commissioners needed to be immediately accessible to respond to inquiries on nominations. She said that citizens had stated that the process was also often hindered by the requirement of a transportation study by the Virginia Department of Transportation, Chapter 527 of the 2006 Acts of Assembly, Traffic Impact Analysis (hereafter referred to as "527 analysis"). She also added that residents had voiced dissatisfaction with the County's outreach, noting that many had been dissuaded from participating in the last APR process because the nominations were too detailed. After analysis, Ms. Gardner said that staff concluded that, with the majority of the County developed, more attention should be given to activity centers. She suggested a three-year work program during which staff would report to the Planning Commission biennially to discuss any necessary adjustments. She said that special studies would be the preferred method of review because they allowed for more thorough consideration and flexibility. She added that similar methods applied to performance-based standards in centers like Tysons Corner; however, community engagement would be increased in future reviews. Ms. Gardner explained that the focus of the work program would be more holistic in that area reviews would be performed on entire activity centers rather than smaller, individual developments, to provide more consistency and reveal any necessary changes more quickly. She added that the approval of the updated Fairfax County *Concept for Future Development* in the near future would launch the work program. Noting that it would be a three-pronged process, Ms. Gardner explained that once the work program was established and activity centers were selected for review, staff would also provide more frequent updates to the Policy Plan to be more responsive to requests from County citizens, and include editorial updates in the Plan more often so that they could be acted upon more quickly.

In response to questions from Commissioner Alcorn, Ms. Gardner explained that the current number of County staff personnel necessitated a work plan that would be staggered and/or divided by section. She added that public nominations would still be allowed; however, staff would first establish the activity centers and perform internal studies to determine existing conditions. She also noted that no change would occur in the process for individual or out-of-turn Plan amendments.

After a brief discussion regarding the current notification process, Ms. Gardner explained that staff had been working to enhance the County's web presence to provide information more quickly with a more user-friendly interface to notify citizens about land-use issues pertaining to individual neighborhoods as well as Countywide.

During a discussion with Commissioner Lawrence, Ms. Gardner explained that editorial changes would include minor items, such as changes to Tax Map numbers and revisions to the Comprehensive and Policy Plans, particularly after changes had been implemented. Commissioner Lawrence suggested that staff review the screening process used by the Providence District Task Force during the last APR process to help in the development of a quicker, more streamlined process. Ms. Gardner concurred, but added that Providence District citizens tended to be very well-versed in the process, making the process function more smoothly. She added, however, that staff wanted to improve its outreach to citizens who were not as familiar with land use.

Answering questions from Commissioner Hart, Ms. Gardner confirmed that the evaluation of activity center applications would be performed by County staff and assembled task forces, but noted that staff would reach out to County residents for comments on editorial changes.

When Commissioner Hart asked about the perpetuity of the proposed work program, Ms. Gardner explained that allocating the workload and schedule differently might be more efficient and provide better results.

Commissioner Hart noted that while input from directly-affected citizens would always be vital, he suggested that a consistent, standing task force might provide a more objective review and subsequent outcome.

Commissioner Sargeant remarked that such objectivity might not be possible for applications in industrially-zoned districts. In addition, he suggested using social/interactive media for public outreach, adding that it could also serve as a medium for public discussion and input.

Responding to questions from Commissioner Litzenberger, Ms. Gardner reiterated the time table for the work program, including staff reporting to the Planning Commission biennially to discuss any necessary adjustments. When he asked about proposals that repeatedly contained traffic counts falling just under the required number for a 527 analysis, Ms. Gardner suggested that County staff might perform the analysis in the future to alleviate some of the research time and application costs for citizens.

Commissioner de la Fe pointed out to Ms. Gardner that the Metrorail stations in Reston currently under study would still need to be included in the development of the work program. In addition, he suggested that staff coordinate with personnel and/or groups involved in the Policy Plan's oversight. He further noted that the concept of an objective, more permanent task force would eliminate the need to create new ones for each process.

There was a brief discussion between Mount Vernon District Commissioner Flanagan and Lee District Commissioner Migliaccio regarding the feasibility of a joint task force for applications concerning the Richmond Highway Corridor; however, it resulted in no changes to the proposal.

Commissioner Hart suggested consulting with the Fairfax County Attorney's Office prior to changing the requirements for the 527 analysis, adding that the County Attorney might also provide insight regarding possible limitations on continual evasion of the traffic analysis.

Commissioner Lawrence pointed out that certain areas of the County simply could not handle any more traffic, adding that any proposed addition would severely impact those particular areas. He suggested that staff specify the areas within the County where the avoidance of the traffic analysis, even if by only one trip, would be very harmful.

Answering a question from Commissioner Murphy, Ms. Gardner confirmed that she would give an abridged presentation on the proposed new process to the Board of Supervisors during its 2012 Board Retreat on February 6-7, 2012.

In reply to a question from Commissioner Alcorn, Ms. Gardner said the new process would be entitled "Fairfax Forward: The Next Planning Horizon."

Responding to a question from Commissioner de la Fe, Ms. Gardner confirmed that the County Attorney had been consulted on the proposed process.

//

The meeting was adjourned at 7:53 p.m.  
Janet R. Hall, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

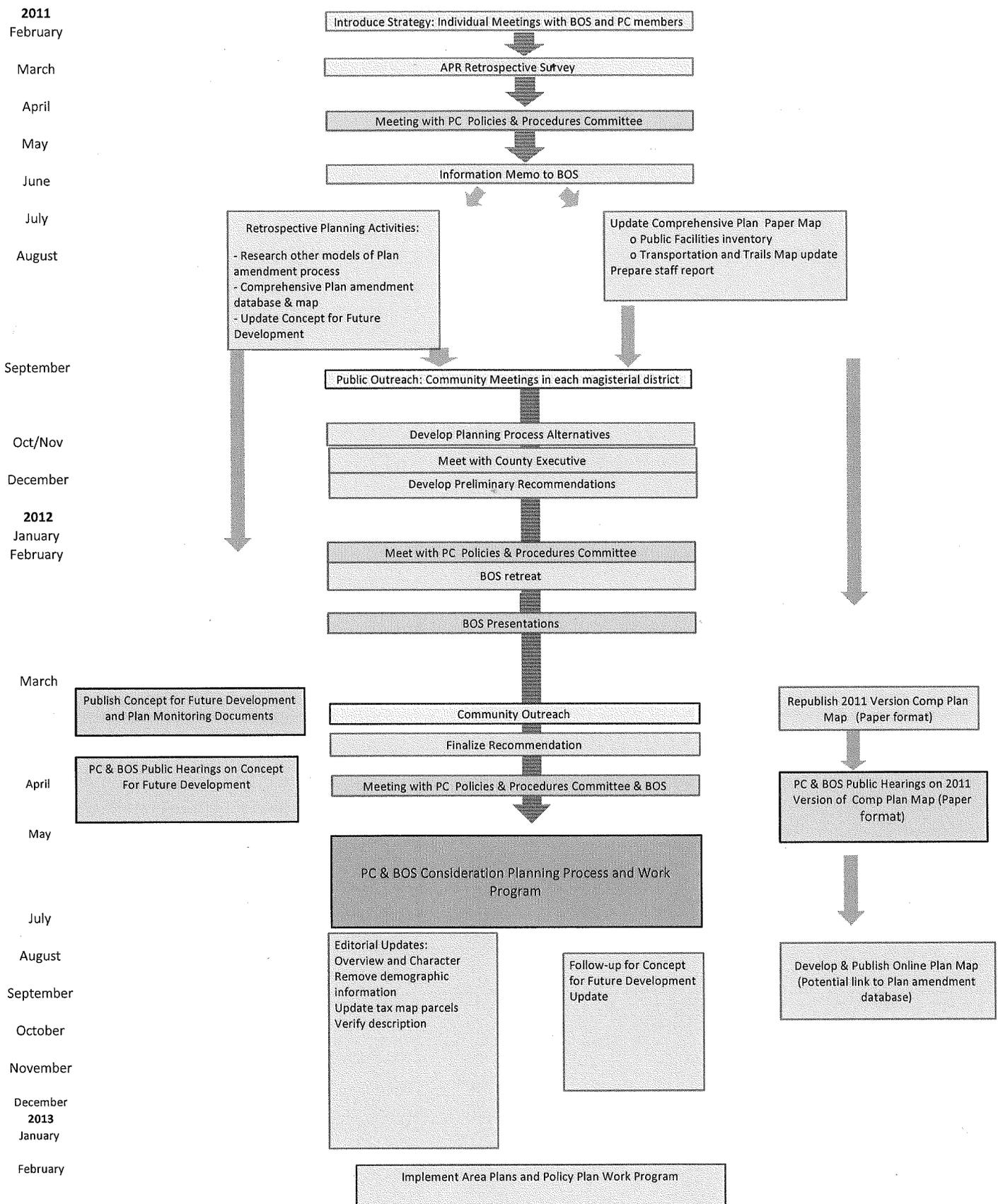
Minutes by: Jeanette Nord

Approved on: April 18, 2012

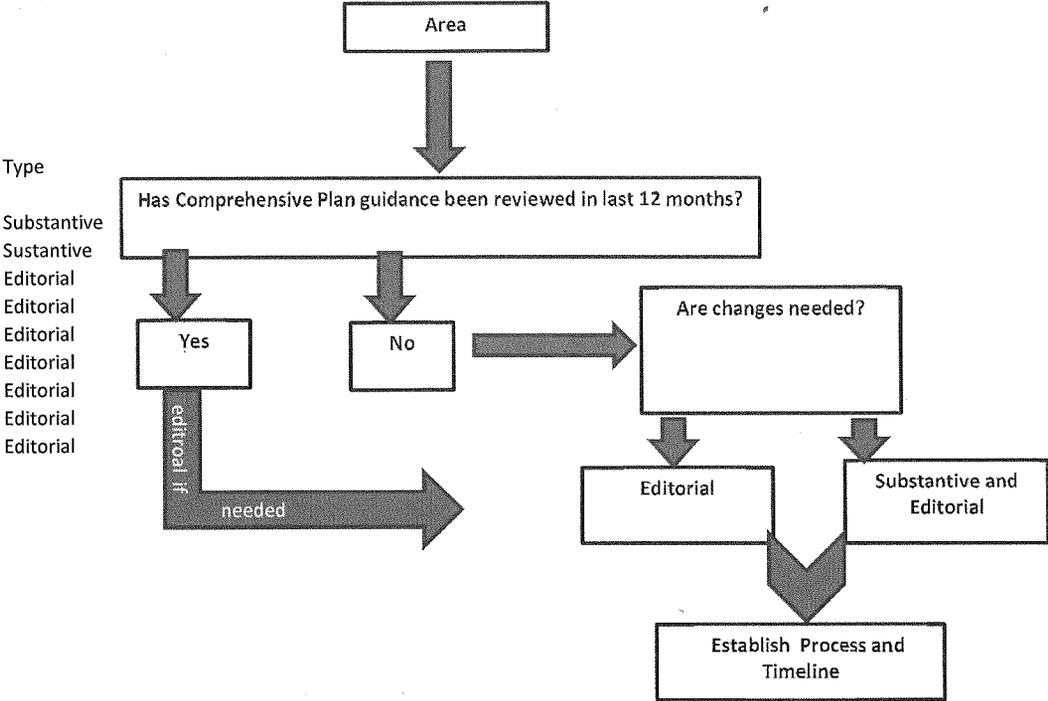
---

Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission

**Timeline for the 2011-2013 APR Retrospective and Planning Process Implementation**  
 January 26 2012



Decision Path for Activity Area Studies



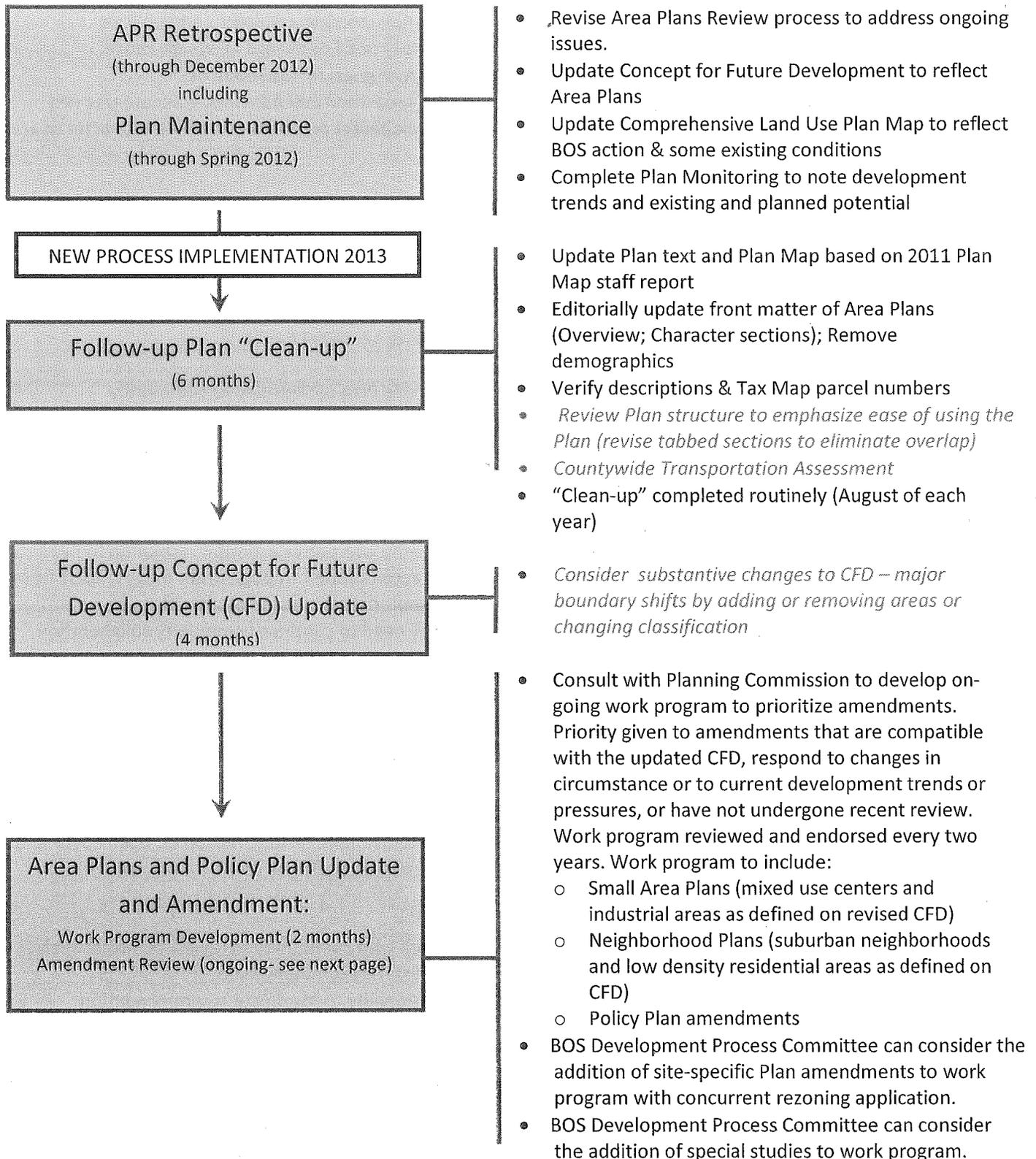
Type  
 Substantive  
 Sustantive  
 Editorial  
 Editorial  
 Editorial  
 Editorial  
 Editorial  
 Editorial

Partial Work Program Example Assuming Transit Station Areas as Focus: 4 FT planners

TSA	Year 1				Year 2				Year 3			
	1	2	3	4	1	2	3	4	1	2	3	4
Huntington	█	█	█	█	█							
Van Dorn	█	█	█	█	█							
WFC	█	█										
Dunn Loring	█	█										
Vienna	█	█										
Wiehle Ave	█	█										
Reston			█	█								
Hern- Monroe			█	█								
Rt 28			█	█								
Other studies					█	█	█	█	█			



## WORK PROGRAM DEVELOPMENT [November 15, 2011]

*(Blue italics indicates long-term goal)*

Individual Area Plan and Policy Plan Amendments on the work program would be reviewed by staff through the following steps:

