

**FAIRFAX COUNTY PLANNING COMMISSION
POLICY AND PROCEDURES COMMITTEE
WEDNESDAY, FEBRUARY 28, 2007**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, At-Large
Earl L. Flanagan, Mount Vernon
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, At-Large
Kenneth Lawrence, Providence District
Rodney Lusk, Lee District

COMMITTEE MEMBERS ABSENT:

Nancy Hopkins, Dranesville District

OTHER PLANNING COMMISSIONERS PRESENT:

Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, At-Large

OTHERS PRESENT:

Gregory Piferi, George Mason University

STAFF PRESENT:

James Zook, Director, Department of Planning and Zoning (DPZ)
Eileen McLane, Zoning Administrator Zoning Administration Division (ZAD), DPZ
Lorrie Kirst, Deputy Zoning Administrator ZAD, DPZ
Cynthia Chambers, ZAD, DPZ
Donna Pesto, ZAD, DPZ
Jack Reale, ZAD, DPZ
Barbara J. Lippa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk, Planning Commission Office

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Planning Commission Chairman Peter F. Murphy, Jr., constituted the meeting at 7:30 p.m. in the Board Conference Room at 12000 Government Center Parkway, Fairfax, Virginia, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*, and indicated that the first order of business was to elect a committee chairman.

Commissioner Lawrence MOVED TO ELECT JANET R. HALL AS CHAIRMAN OF THE 2007 POLICY AND PROCEDURES COMMITTEE.

Commissioner Hart seconded the motion which carried unanimously.

Chairman Murphy turned the chair over to Commissioner Janet R. Hall, Chairman.

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Chairman Hall noted that the first order of business was approval of minutes.

Commissioner Lawrence MOVED THAT THE POLICY AND PROCEDURES COMMITTEE MINUTES OF SEPTEMBER 20, 2006 BE APPROVED.

Commissioner Hart seconded the motion which carried unanimously.

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Eileen McLane, Zoning Administrator, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), distributed a memorandum dated February 22, 2007 with the following attachments:

- Attachment 1 – Summary Chart of the Status of 2006 Priority 1 Work Program
- Attachment 2 – Summary Chart of the Proposed 2007 Priority 1 Work Program
- Attachment 3 – Proposed 2007 Priority 1 Zoning Ordinance Work Program
- Attachment 4 – Proposed 2007 Priority 2 Zoning Ordinance Work Program
- Attachment 5 – New Requests Since April 2006

(A copy of the memorandum and attachments is in the date file.) She explained that 16 amendments on the 2006 Priority Work Program had been adopted, 5 had been authorized, and 4 had been resolved without the need for an amendment.

Ms. McLane and Ms. Kirst responded to a question from Chairman Hall about how the list had been prioritized, noting that in some cases it was due to State Code requirements; some were priority issues such as affordable housing; and others were according to impact on citizens.

In response to a question from Commissioner Lawrence, James Zook, Director, DPZ, said that in some cases legislation passed by the General Assembly mandated changes to the Zoning Ordinance while other legislation was discretionary. He said if local jurisdictions did not implement State Code requirements by a certain date and harm resulted, legal action could be taken which, of course, the County wanted to avoid.

Referring to item 17 on the 2007 Priority 1 list, "Non-Rail Regional Transit Facilities (2006 Priority 1)," Commissioner Harsel asked if money was not available for rail facilities would rapid bus transit be allowed under this proposed Ordinance amendment. Mr. Zook replied that an amendment to the Comprehensive Plan would be necessary to establish densities associated with bus rapid transit stops. Commissioner Alcorn noted that the Planning Commission would make a recommendation tonight on Policy Plan Amendment, ST07-CW-1CP, Definition and Principles for Transit-Oriented Development (TOD), and although it only applied to rail transit,

the need for a family of guidelines for transit-oriented development, to include bus rapid transit, had been discussed by the TOD Committee.

Responding to a question from Commissioner de la Fe, Ms. McLane said that item 7 on the 2007 Priority 2 list, "Consider adding location regulations for portable toilets on construction sites, particularly on individual residential lots" could include toilets located on park property. Ms. McLane explained that the need for regulating the location of portable toilets had come to light as a result of complaints received about their use during infill development.

In response to a question from Commissioner Lawrence, Ms. McLane said that the list was prioritized by carrying over items on the Priority 1 list that had not been completed from the previous year; consideration of the items on the Priority 2 list from the previous year; balancing staff workload; accommodating as many "hot" topics as possible; and as previously mentioned, those which were required by State Code.

Commissioner Lawrence commented that some things were negotiated during the planning process without the force of law, such as transportation demand management. He asked what other approaches could be taken until such time that a Zoning Ordinance provision addressed those types of things. Mr. Zook replied that one approach taken by staff had been negotiation with developers for things that were not currently required by law. Mr. Zook also pointed out that this could be the basis upon which to validate the need for a Zoning Ordinance Amendment.

Commissioner de la Fe pointed out that item 84, on the 2007 Priority 2 list, addressed incorporating transit-oriented development and/or transportation demand management provisions.

Responding to a question from Commissioner Flanagan, Mr. Zook said the best way for a Planning Commissioner to propose an amendment was to first talk it over with staff and if an amendment was required, to request their Board of Supervisors' member to put it on the agenda.

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Commissioner Alcorn MOVED THAT THE POLICY AND PROCEDURES COMMITTEE ENDORSE THE 2007 ZONING ORDINANCE AMENDMENT WORK PROGRAM TO THE FULL PLANNING COMMISSION FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS.

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ADJOURNMENT

February 28, 2007

The meeting was adjourned at 8:15 p.m.
Janet R. Hall, Chairman

For a verbatim record of this meeting, reference may be made to the audio recording which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved: April 4, 2007

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission