



# PLANNING COMMUNICATOR

A Publication of the Fairfax County Planning Commission

August 2013

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## PC CELEBRATES 75TH ANNIVERSARY

July 6, 2013 marked the 75th anniversary of the creation of the Fairfax County Planning Commission.

In the weeks preceding its establishment in 1938, the County Board of Supervisors discussed whether to implement the provisions of the recently-adopted Chapter 415 of the Acts of the Assembly of Virginia (which allowed for the appointment of the Planning Commission).

After agreeing that a planning commission was needed to prepare a zoning ordinance and map for the County, the Board debated whether to appoint commissioners geographically or to represent specific land use interests (such as farmers, town people, commercial and industrial interests).

On July 6, 1938, the Board voted unanimously to appoint a Planning Commission composed of five members to each represent a specific land use interest. The Board, however, did not approve staff or operating expenses for the Commission at that time. According to Board minutes, the first appropriation of \$500.00 to the Planning Commission occurred in March 1939.

Interesting also was that all of the early meetings of the Planning Commission were held as executive sessions and attendance by the public was only by invitation. A record of individual votes was not kept and actions were accomplished by the "commission as a whole." Planning Commission Minutes were not prepared until 1941.

Today, the Planning Commission consists of twelve members – nine representing supervisor districts and the remaining three who serve At-Large. The Planning Commission Office has seven staff members and is located in Suite 330 of the Government Center.

The Commission meets twice a week (depending on the workload) in regular session. In addition, there are two standing committees (Personnel & Budget and Policy & Procedures) as well as eight special committees, many that meet in joint session with members of



other boards, authorities and commissions.

All Planning Commission regular and Committee meetings are open to the public (with the exception of the Personnel & Budget Committee). Meetings are broadcast live on Channel 16, advertised in a newspaper of general circulation, listed in the County's *Weekly Agenda*, and posted on the County's Public Meeting Calendar.

Planning Commission verbatims, summaries and minutes are prepared for each regular meeting and minutes are also prepared for all committee meetings, with all information posted online. The Commission also maintains an up-to-date presence on the web that may be found at: [www.fairfaxcounty.gov/planning/](http://www.fairfaxcounty.gov/planning/).

# PC Director Lippa Retires After 35 Years

Completing a distinguished 35-year career with Fairfax County, in various positions in the Planning Commission Office, Executive Director Barbara Lippa officially retired on June 4<sup>th</sup>. Barbara began her employment with the County in June, 1978 as a Planning Aide. In February 1979 she was promoted to Administrative Assistant, subsequently upgraded to Planner III/Deputy Director, and served in that capacity until named Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999. A dinner is planned in her honor on October 6, 2013 at the Waterford in Fairfax.

Lippa noted that while a 50% staff turnover in the past year presented a challenge, she is confident that the newly-assembled staff team will continue the same level of excellent service that the Commission staff is known for. She cites this as part of her PC legacy.

Barbara was presented the Marge Bleiweis Peace Builder award in October 2012 for demonstrating exemplary conflict resolution skills in the workplace. Previously she was presented a Team Excellence Award for work with the Commission's Tysons Committee and also received Outstanding Performance Awards for her leadership abilities.

Prior to joining the County, Lippa worked as a program analyst with the National Advisory Council on the Education of Disadvantaged Children, a consultant with the National Advisory Council on Indian Education, and supervisor of freezer operations for the Chateau Ice Cream Corporation in Rochester, NY. A Rochester native, Lippa graduated from the State University of New York at Brockport with a B.S. in History and Political Science and certification to teach social studies to grades 7-12. She earned a Master's degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. In 1999, Lippa was designated a *Virginia Certified Planning Commissioner*.

For 29 years, Lippa has been an active member of Zonta International, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has served in numerous club positions, and currently serves as Scholarship Chair, and writer/editor of the club newsletter. Lippa was named the Zonta Club's "Volunteer of the Year" in 1998 and 2011 by the Inter-Service Club Council of the City of Fairfax for her continued outstanding efforts in leading club activities. In addition, in 2002, the Club named a scholarship in her honor at the Northern Virginia Community College. At the District level, Lippa has served as Service Chair, Area IV Director, Lt. Governor, Governor, District Centurion, and three-time member of the District Nominating Committee, twice as Chair.

Lippa also served on the Northern Virginia Community College Business Advisory Curriculum Committee from 1994 to 2010; as a Corporate Volunteer Committee Member for Celebrate Fairfax, Inc. from 1996-2006, and on the Project Opportunity Advisory Board from 1997-2002.



The current record for longest service on the Commission is 30 years and counting, held by Peter F. Murphy, Jr., Springfield District, who was first appointed in January 1983. Mr. Murphy holds the record for most consecutive elections as Commission Chairman (24 years); and has served in that position since 1989.

# HIGHLIGHTS 1938-2013

Listed by decade are some of the significant events that occurred in the metropolitan area over the last 75 years.

## 1930s

County Planning Commission (PC) established with five members appointed by the Board of Supervisors (1938)

Average size farm in Fairfax County was 70.7 acres

## 1940s

Organization of Fairfax County Federation of Citizens Association

Creation of first sanitary districts in County (1943)

First Countywide Zoning Ordinance (ZO) adopted (1941)

Pentagon completed

First 2 ½ mile section of Shirley Memorial Highway opened from Pentagon to Route 7 (1944)

World War II ends; veterans return and desire for single-family homes begins to bubble in Fairfax County (1945)

League of Women Voters organized (1946)

Edward R. Carr developed his own Master Plan for the Springfield area. (By 1952, sewer & water lines were in and plans were approved for first house; by 1956 approximately 2,000 homes were completed in area)

VEPCO becomes an independent, publicly owned utility with 450,000 customers in Virginia (1947)

Smith Bowman family purchased remainder of Old Wiehle tract near Herndon for a beef and dairy farm. Became largest farm in County totaling 7,200 acres

## 1950s

GMU established as extension division of U.VA. (1950)

Extension of Shirley Highway southward to Rt. 1 in Woodbridge (1951)

First County Executive, Carlton Massey, hired in Fairfax County

Approximately 300 subdivisions in County needed help with erosion problems

Federation of Citizens Associations assisted with detailed two-year survey of soil types

Yeonas builds Vienna Woods (1953); by 1973, he had completed 8,000 homes around Metro area

34-acre Frederick Foote tract rezoned ; developed into Seven Corners Shopping Center

C&P introduces dial service in Fairfax County; Giant Food opens first store in Fairfax County (1954)

McHugh Plan (Master Plan) for residential development adopted as "Freehill Amendment" (1956)

The Fairfax Symphony founded; Water Authority established

Anne Wilkins becomes the first woman elected as Fairfax County Board Chairman (1958)

Major construction projects begun: Capital Beltway, Dulles Airport, CIA Building, Virginia portion of I-495, and first unit of Fairfax Hospital

Revised ZO adopted (1959)

County overruled by State Supreme Court in CARPER decision

Completion of six-part revision to McHugh Plan; remained in place until 1975 adoption of Plan resulting from PLUS

## 75 YEARS OF PLANNING COMMISSION MEMBERS

Alcorn, Walter L.	1996-2012
Annunziata, Rosemarie	1981-1986
Baker, Joseph P.	1955-1959
Baldwin, James T.	1938-1941
Baldwin, Lawrence	1991-1994
Becker, Nat	1973-1975& 1976-1977
Blanchard, William S.	1939-1942
Bobzien, David P.	1989-1992
Bradley, Harriet	1959-1965
Brinitzer, Peter H.	1974-1985
Brookfield, John W.	1942-1957
Byers, John R.	1986-2006
Carlson, Roland P.	1960(5 mos.)
Carpenter, Lois	1962(2 mos.)
Carper, Oswald V.	1949-1962
Chambliss, Hardee, Jr.	1946-1947
Chilcott, Elizabeth H.	1938-1939
Coan, Jr., Carl A.	1995-1999
Dalton, Marguerite	1962-1975
Darr, Robert W.	1953-1954
de la Fe, Frank A.	2001-Present
Donahue, Jay P.	2008-Present
Downer, Judith W.	1992 -2000
DuBois, Joan M.	2001-2003
Eggleston, Robert	1960-1964
Fasteau, Tybelle L.	1975-1982& 1983-1987
Flanagan, Earl L.	2007-Present
Giangreco, A. Andrew	1960-1964
Gibson, B. N.	1946-1947
Gray, Thomas S.	1954-1959
Gurski, Edward C.	1971-1974& 1975-1981
Hall, Janet R.	1994-Present
Hanes, Grayson	1947-1950
Hanlon, Patrick M.	1987-1995
Harsel, Suzanne F.	1982-2011
Hart, James R.	2004-Present
Hartwell, Robert V. L.	1993-1996
Hartwell, Stephen	1961-1968
Hedetniemi, Janyce	2013-Present
Hess, Russell O.	1963-1966& 1967-1970
Holloway, Austin E.	1954-1957
Hopkins, Nancy	2005-2008

Hubbard, Stephen J.	1989-1992
Huber, Maya	1989-1992
Hughes, Craven C.	1964-1968
Hunter, John W.	1995-1998
Hurley, Ellen J.	2012-Present
Johnson, Curtis E.	1955-1963
Karns, Franklin D.	1959-1961
Keast, Paul H.	1980-1982
Kelso, John B.	1996-2003
Kershenstein, John C.	1975-1979
Koch, Ronald W.	1982-1988& 1992-2007
Lamond, A. Slater	1952-1962
Landrith, George C.	1949-1960
Lane, Anthony T.	1968-1971
Lawrence, Kenneth A.	2004-Present
Lightfoot, Edward W.	1977-1980
Lilly, George	1968-1973& 1981-1988
Litzenberger, John L., Jr.	2008-Present
Lockwood, William M.	1968-1980& 1987-1990
Lovelace, George E.	1980-1982
Lusk, Rodney L.	2004-2010
Magoffin, E. Thompson	1973-1977
Marx, Robert S.	1968-1974
Massey, Carlton C.	1952-1960
Massey, C. Hubard	1949-1954
Matheson, Malcolm W., Jr.	1938-1940 & 1945-1952
Maxwell, Robert L.	1975-1979
McCollum, W. W.	1942-1946
McCormick, Ruth Ellen	1955-1959
Merrell, Halley A.	1974-1982
Migliaccio, James T.	2010-Present
Moon, Ilryong	2000-2003
Morin, Fred C.	1961-1964
Murphy, Peter F.	1983-Present
O'Brien, Richard J.	1979-1982
Ovrevik, Glenn S.	1963-1966
Palatiello, John M.	1993-1997
Pellettieri, Miriam W.	1976-1979
Polychrones, John M.	1970-1973
Price, Keith	1944-1967
Quackenbush, James H.	1959-1963

Roehrs, John A.	1972-1979
Rothrock, Thomas J.	1968-1971
Rust, John W.	1946-1958
Sahr, Morris	1964-1968
Sargeant, Timothy J.	2007-Present
Sell, Carl L., Jr.	1976-1995
Shands, Nancy L.	1974-1975
Sheads, E. C.	1948-1951
Simpson, George	1964-1968
Smith, H. Douglas	1966-1968
Smith, J. Bryant	1951-1960
Smith, T. Eugene	1962-1964
Smith, Verlin	1949-1958
Smyth, Linda Q.	1999-2003
Sparks, Jr., Robert R.	1983-1989
Stockton, Thomas J.	1941-1944
Strickland, Henry E., Sr.	1989-1994
Stull, C. Meade, Sr.	1963-1969
Talbott, Edward	1938 -1942
Taliaferro, Henry B., Jr.	1973(6mos)
Taylor, Clayton	1950-1955
Tepper, Douglas	1959-1963
Thillmann, John H.	1983-1989
Thomas, Alvin L.	1984-1999
Thompson, Gilbert	1955-1957
Tibbott, Edward W.	1938-1942
Vallance, Theodore R.	1966-1967
Wall, Charles C.	1940-1945
Waple, Raymond	1955-1959
Warlick, George W.	1968-1972
White, E. Russell	1938-1941
Wilkins, Anne	1952-1964
Wilkins, Donald L.	1941-1949
Wilkins, John	1972-1974
Williams, Thomas R.	1962-1966
Wilson, Laurie Frost	1999-2006
Wood, Foster	1944-1945
Wright, J. Grant	1960-1964
Wright, Lu M.	1977-1982
Wright, Robert E.	1982-1983
Yeatman, Clarence M.	1959-1960
Zanfagna, Philip E.	1973-1976

# PC WELCOMES NEW EXECUTIVE DIRECTOR

Jill Cooper was appointed as the new Executive Director of the Planning Commission, effective July 1, 2013. Prior to her appointment, Jill served as a Senior Assistant to the Zoning Administrator in the Zoning Administration Division of the Department of Planning and Zoning. In that capacity she handled appeals of determinations by the Zoning Administrator and responded to requests for use determinations, zoning compliance, vested rights status, DMV and 2232 compliance and other zoning information. She also served as staff coordinator for amendments to the Zoning Ordinance and managed the department's legislative review team to coordinate departmental review of pertinent proposed and adopted legislation.



Prior to her work with Fairfax County, Jill was a land use planner for over ten years in the private sector where she prepared and processed land use applications in the District of Columbia and multiple Northern Virginia jurisdictions. Jill was also a senior associate in community outreach at the Urban Land Institute, where she worked with local communities to develop and implement smart growth policies and practices.

Jill earned her Master of Urban Planning degree from the University of Virginia and her Bachelor of Science degree from James Madison University. She is a member of the American Planning Association and the American Institute of Certified Planners. Jill resides in Arlington with her husband and two children.

# MEET THE NEW COMMUNICATION SPECIALIST REGINA STEWART



Regina has been with Fairfax County government for 18 years. Her tenure began as Deputy Clerk to the Board of Zoning Appeals (BZA). She spent a short stint with the Department of Transportation prior to receiving a promotion and returning to the BZA as its Clerk. After eight years as Clerk, she received another promotion to the Office of the County Executive. In this position, her primary responsibility was to prepare the board package for the Board of Supervisors Public Meetings. Regina was also instrumental in automating the board package process and introducing the online board package. Regina spent eight years in this position prior to transitioning to the position of Administrative Assistant to the Deputy County Executive for Human Services.

In her spare time, Regina is active in her church and serves as Chair of the Trustees. She also attends the University of Phoenix online in pursuit of a Bachelors of Administration degree. Regina is married with 5 adult children and resides in Gainesville, VA.

# HIGHLIGHTS 1938-2013

## 1960s

Board approved rezoning of 300 acres of the Annandale Bristow tract (part of ancient Ravensworth estate) with a minimum of 4250 apartments (1960)

Robert Simon outlined plans for "new town" of Reston (1961)

CIA moves into new Langley headquarters

Research Analysis Corp. plans Westgate Industrial Park near Tysons Corner for "think tank" (1962)

"Chantilly" air transport facility built (Dulles Airport)

Fairfax Choral Society was founded; Massey Building under construction (1968)

Massive County street renaming and house renumbering - affected 80% of County homes with approximately 75,000 changes (1965)

Referendum approved for Urban County Form of Government (1966, effective 1/68)

GMU becomes four-year University

Two Board of Supervisors members indicted on charges of conspiracy to accept bribes in return for favorable votes on zoning cases

State-enabling legislation requested to make conflict of interest violations misdemeanors resulting from rezoning bribery convictions scandal (1966/67)

Northern Virginia Community College's Annandale Campus completed (1967)

Tysons Corner Shopping Center opens for business; Metro breaks ground for subway

## 1970s

Plans announced for American Automobile Association and National Education Association

County Executive Carlton Massey retires (1971); George Kelley appointed to succeed Massey (resigned Dec. 1972)

Wolf Trap opens in Vienna, Virginia; GMU becomes independent institution (1972); Concorde begins flying into Dulles

Five-Year Plan initiated by Board, along with a twelve-month moratorium on all land use applications

U.S. Geological Survey relocates to Reston (1973); Adult Detention Center completed (1978)

Robert Wilson appointed County Executive (resigned 1976); Leonard Wharton appointed County Executive (1976)

PLUS (Planned Land Use System) resolution adopted by the Board of Supervisors

First Capital Improvement Program (CIP) adopted; Revised ZO adopted in principle (1974)

PLUS Program undertaken by County from January 1974 through September 1975, with numerous citizens task forces assisting

County adopts Comprehensive Plan upon completion of PLUS Program (1975); County remapping (ZO in effect also) (1977)

Mobil Oil site of approximately 130 acres rezoned at s.e. quadrant of Gallows Rd./Route 50 intersection (Providence District)

Approximately 107 acres rezoned for future site of Tysons II Shopping Center (Dranesville District)

Board adopts amendments to the ZO to create the Highway Corridor Overlay District

PC approves Little Rocky Run sewage pumping station and associated sewer service area on approximately 1219 acres in Springfield District

Approval given for the rezoning of approximately 828 acres the future Franklin Farms project off West Ox Road in Centreville District (1979)

# WELCOME THE NEW CLERK TO THE PLANNING COMMISSION



John Cooper comes to the Planning Commission having served in the capacity of Deputy Clerk to the Board of Zoning Appeals, Department of Planning and Zoning. John's career with the County started in 2007 in the Planning Division where he served as an Administrative Assistant to the Director of Planning. Throughout his tenure at the County, John's work ethic and performance has been recognized with three Exceptional Service through People Awards (ESP) and an Outstanding Performance Award (OPA).

Prior to joining the team at Fairfax County, John served in the U.S. Army for 8 years and was honorably discharged as a Staff Sergeant. Throughout his distinguished career, he has had numerous opportunities to travel around the world while stationed in Germany, Alaska and Honduras.

During his free time, John sings, composes music and is an avid reader. Still he finds time to coach baseball and football as well as volunteer as an adult education tutor for those trying to pursue their G.E.D. John resides in Manassas, VA with his wife and three children.

## CONGRATULATIONS

Congratulations to Janyce Hedetniemi, Commissioner At-Large, and Kim Bassarab, Assistant Director to the Planning Commission for receiving the Virginia Certified Planning Commissioner Certification. The certification program is sponsored by The Citizens Planning Education Association of Virginia, Inc., (CPEAV). CPEAV, also better known as PlanVirginia is a volunteer, nonprofit association dedicated to furthering public understanding and awareness of the need for excellent community planning as a means of making our communities better places in which to live, work, and do business.

The certification program is composed of two, two-day training sessions (opening and closing sessions) and a self-study component lasting 10 weeks. Participants from throughout the Commonwealth joined together for learning and networking. Kim commented, "It was so

interesting to learn the challenges that other jurisdictions are facing. We learned so much from the experiences of each other." The self-study component included required readings and homework assignments based on the assigned readings. A final component required a field trip to a neighboring jurisdiction's Planning Commission meeting. Janyce and Kim opted to visit Loudoun County.

The Certification Program is designed to provide each participant with a complete understanding of the legal foundations underpinning community planning in Virginia as well as insight regarding current planning practices and approaches. The course also provides each participant with the technical and process expertise planning commissioners need to discharge their duties in a procedurally and substantively correct manner.

# PC ROUNDTABLE UPDATE

Celebrating 10 years of broadcasting on Cox Cable Channel 16, the *Planning Commission Roundtable*, a 30-minute panel discussion, is broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (when the Commission is not in session or the meeting has finished) and features various “experts” on land use-related issues of interest to County residents. The *Planning Commission Roundtable* has covered more than 90 topics since 2003. A summary of each broadcast is included on the Planning Commission website. All former broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, Virginia 22035. In addition, since July 2009, DVD copies are available from the Commission Office’s “video lending library.” If interested, call the Commission Office at 703-324-2865. If you would like summary information about any previous *Planning Commission Roundtable* programs, visit [www.fairfaxcounty.gov/planning/roundtable.pdf](http://www.fairfaxcounty.gov/planning/roundtable.pdf).



The two programs described below, broadcast from June through September 2013, may be viewed at the Commission Office at any time by calling: 703-324-2865. The August/September telecast is also available via Video on Demand on the County’s website at: [http://www.fairfaxcounty.gov/cable/channel16/pc\\_roundtable.htm](http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm).

## **Planning Commission’s 75<sup>th</sup> Anniversary – Broadcast August/September 2013**

This edition of the *Planning Commission Roundtable* features discussion from the developer’s perspective as this entity celebrates its 75th Anniversary. Joining Planning Commission Chairman Pete Murphy are his guests: Frank McDermott, Partner, Hunton & Williams LLP in McLean; Tony Calabrese, Partner, Cooley LLP in Reston; and Lynne Strobel, Partner, Walsh Colucci Lubeley Emrich & Walsh PC in Arlington as they discuss the history of the Planning Commission and its land use process and the crucial role played by the development industry.

## **Merrifield’s Transformation – Broadcast in June/July 2013**

This edition of the *Planning Commission Roundtable* featured a discussion on the transformation of the Merrifield area in Providence District. Joining Planning Commission Chairman Pete Murphy were his guests: Barbara Byron, Director of the Office of Community Revitalization; and Ken Lawrence, Providence District Commissioner, as they discussed the new Mosaic District in Merrifield and its overall benefits to the County.

On July 9, 2013 the Board of Supervisors held a public hearing on Fairfax Forward and took the following actions:

- Adopted the revised Comprehensive Plan review process, as outlined in the [Fairfax Forward Staff Report](#) dated February 20, 2013, subsequent [Addendum](#) dated April 3, 2013, and Board item dated July 9, 2013, along with the Plan Amendment Work Program, dated June 11, 2013, as a pilot test of program operations,
- Directed staff to measure the efficiency, effectiveness, accessibility, and impact of the new process and the Pilot Work Program after two years of program operations,
- Directed staff to develop a formal process to gather proposals received outside of the work program, and
- Rescinded a number of [outstanding Board-authorized amendments](#) (Plan Amendment S11-CW-5CP also was rescinded).

FAIRFAX  
FORWARD

### GOALS OF FAIRFAX FORWARD

In general, the new approach seeks to:

- ☆ Expand public participation and stakeholder collaboration in planning activities
- ☆ Allow for a more systematic, geographically logical review of the Comprehensive Plan
- ☆ Provide a more focused approach to future planning studies
- ☆ Emphasize plan monitoring and maintenance

\*\*Sign up to receive email announcements through the [Comprehensive Plan Announcements Email Subscriptions](#)\*\*

# HIGHLIGHTS 1938-2013

## 1980s

Fair Oaks Shopping Center opened (1980)

PC approves Dranesville Tavern Park Acquisition

Application to permit expansion of Wolf Trap cultural center approved

Commission Chairman Edward Gurski stricken by lung cancer (1981); he had served on the Commission for ten years

West Ox Road Landfill completed (1982)

Judicial Center dedicated

Fairfax Fair initiated as annual event to revive community spirit

Washington Redskins become Super bowl Champs in 27-17 victory over the Miami Dolphins (1983)

Media General Cable lays first lines in County

Huntington Metro initiates rail service in Fairfax County

Dulles Toll Road completed (1984)

Application for Fair Lakes development approved - approximately 620 acres for commercial and residential uses

Future Sully Station development in Centreville approved for approximately 316 acres for commercial and residential uses

Northern Virginia Builder's Association raises over one million dollars to benefit three charities through the raffle of the Builders' House constructed in 72 hours in Reston, Virginia (1985)

Patriot Center opens at George Mason University

West Falls Church, Dunn Loring, and Vienna Metro stops open for business (1986)

PC holds first seminar at the Xerox Training Center

Vivian Watts appointed first woman Secretary of Transportation in Virginia

Redskins repeat as Super Bowl champs in 42-10 victory over Denver Broncos (1987)

Annandale Supervisor Audrey Moore elected Chairman of the Board of Supervisors

"The First 50 Years" broadcast by WNVC, Channel 56, provided an historical perspective on County land use and included PC member interviews

PC established Major Plan Review (MPR) Committee to oversee 18-month Fairfax Planning Horizons Work Program to amend the Comprehensive Plan

Rezoning of 263 acres for McNair Farms approved as PDH-16 development; located south of Fox Mill/east of Centreville Roads

PC's MPR Committee sponsors series of community meetings to discuss Policy Plan issues such as: Land Use, Transportation, Public Facilities, Housing and Human Services, and Environment, Parks, Open Space and Heritage Resources (1989)

After four public hearings and two markup sessions, PC recommends revisions to the Zoning Ordinance Commercial and Industrial Districts

PC recommends creation of Affordable Dwelling Unit program to help build County stock of moderately-priced housing.

*During the past seven decades, 125 county citizens have served as Planning Commissioners, overseeing the land-use process and ensuring that our citizens enjoy a safe and secure quality of life as our county evolved from an agricultural crossroads to a dynamic suburban/urban jurisdiction with a goal of preserving and enhancing our environment. —Pete Murphy, Chairman, Planning Commission*

# Land Use Update

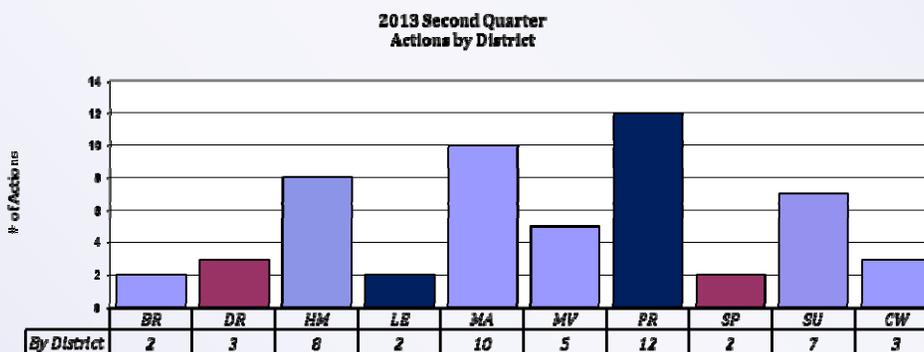
## Overview of 2013 Second Quarter Activity

The Planning Commission held 10 regular meetings from May to July of 2013. As the table reflects, there were 61 speakers during this time, with the most speakers attending the July 10th public hearing on the Parklawn Recreation Association application to build a 128 ft. tall monopole in the Mason District. That application was recommended for approval to the Board of Supervisors, who will hold its hearing on September 10th. On July 31st, the Board of Zoning Appeals voted to deny the related special permit stating that it did not meet applicable Zoning Ordinance standards. .

Planning Commission Land Use Activity—Second Quarter					
2009 - 2013					
	2009	2010	2011	2012	2013
Meetings	12	13	11	8	10
Speakers	71	85	32	40	61
Actions	82	118	73	59	54

## District Breakdown

The Providence District once again had the highest number of land-use actions during this period, with 12 cases favorably acted on and forwarded to the Board of Supervisors. The least active districts during the first three months of 2013 were Dranesville (2 actions), Braddock (2 actions), and Springfield (2 actions). The figure below depicts the second quarter activity for each District.



## Types of Applications

Of the 54 land-use actions taken in the second quarter of 2013, 14 were development plans, amendments, and/or signage plans. The Commission also approved 12 “feature shown” applications (items determined by the Commission to be a “feature shown” of the Comprehensive Plan).

Capital Improvement Program.....	0
Administrative actions.....	1
Comprehensive Plan & Area Plans Review Amendments.....	4
Code Amendments.....	2
Development plans, amendments & signage plans.....	14
Rezoning applications.....	6
Proffered Condition Amendments.....	4
Special Exception applications & amendments.....	7
Public Facility (2232) application & amendments.....	4
“Feature shown” applications & amendments.....	12

# HIGHLIGHTS 1938-2013

## 1990s

Phase I, Planning Horizons – PC held five public hearings, four work sessions, three markup sessions and heard testimony from 149 speakers before forwarding recommendations to the Board (1990); Phase II, Planning Horizons – PC heard from 307 citizens

PC approved multiple FDPAs for residential complexes at Fair Lakes development; Various retail uses approved at Fair Lakes development

PC approved multiple public facility applications including: expansion of Kings Park Library, acquisition of 65 acres to expand Oak Marr Park, construction of three-level commuter park and ride facilities on east and west sides of Monroe Street, expansion of Thomas Edison High School, and construction of North Pointe Fire Station

Mason Supervisor Tom Davis elected Board of Supervisors Chairman (1991); Board Chairman Davis elected to Congress to represent VA 11th District (1994); Providence Supervisor Katherine "Kate" Hanley elected to fill BOS Chairman vacancy (1995)

Sully District created after redistricting process and PC expands to 12; Ron Koch appointed as first Sully District PC member (1992)

Comprehensive Plan amended to establish Residential Development Criteria; Chesapeake Bay Preservation Ordinance adopted

Rezoned 169 acres for Crippen's Corner residential development and continuation of Reston Farm Market & Pet Farm Park

Approved 580-unit multi-family development at Worldgate, in lieu of three office buildings; Rezoned 128 acre development at West\*Gate for offices; Rezoned 916 acre Balmoral property from R-C to R-1 for residential development in Springfield & Sully Districts

Approved WMATA application for Franconia-Springfield Metrorail Center and Dulles Toll Road at Route 28

Approved expansion of Robinson High School in Braddock District (1993) and expansion of Centreville Volunteer Fire Dept

Established Resource Protection Areas and Resource Management areas to implement Chesapeake Bay Preservation Ordinance

Rezoned 38 acres from I-5 to PDH-12 for "President's Park" subdivision for 193 single-family and 328 multi-family units

Rezoned 17 acres from I-4 to PDH-12 for 144 townhomes in McNair Farms West and 103 acres from I-3 and I-5 to C-8 for development of Chantilly Autopark; Dulles Airport Noise Committee completed recommendations, adopted by PC & BOS (1996)

PC Mini-Marts Committee recommends new definition, limitations on by-right sales & square footage necessary for retail sales & storage which were adopted by PC & BOS;

SP/SE Committee established by PC to consider ZO uses in the C-3 through C-8 Districts with recommendations subsequently adopted by PC and BOS (1998); Approved policies and definitions for telecommunications facilities

PC 2232 Committee recommends procedural changes to expedite review of public facilities applications and standardize submission requirements; adopted by PC and BOS (1999)

PC Executive Director Jim Wyckoff retires after 28 years of service; Barbara Lippa appointed as his replacement; Sara Robin Hardy promoted to Assistant Director

## 2000s

Debut of PC Web site (2001); PC staff initiates *PC Communicator* newsletter (2005)

Rezoning of approximately 261-acre Lorton Prison site approved for Laurel Hill development mix of single-family attached and detached units in Mount Vernon District; revised Residential Development Criteria for 2003 implementation

Rezoning of approximately 265 acres approved for Centreville Farms with 297 single-family detached, 792 single-family attached, and 400 multi-family units in Sully District; BRAC APR process completed, with 38 nominations considered for diverse uses and higher densities in the Lee and Mount Vernon Districts (2008)

First Community Development Authority approved by the Board of Supervisors for Merrifield area development in Providence District (2007); Tysons redevelopment Plan adopted (2010)

Providence Supervisor Gerry Connolly elected Chairman of the Board of Supervisors (2002)

Former Planning Commissioners Joan DuBois (Dranesville) and Linda Smyth (Providence) elected to the Board of Supervisors

PC Roundtable monthly program on County Cable Channel 16 began (2003); PC staff submitted 1st Strategic Plan for 2004-2008

Rezoning of 56 acres approved for adaptive reuse of Occoquan Workhouse portion of former Lorton prison for Arts Center in Mount Vernon District (2004); Rezoning approved for Jefferson Overlook for 634 multi-family residential units on 17 acres in Mason District

West Ox Road public safety and transportation operations center approved to consolidate State and County services, including bus operations, communications center, and forensic facilities in Springfield District

North County APR actions completed on 22 items (2005); South County APR recommendations completed on 91 items (2006)

PC and BOS approved: Policy Plan language for TOD definition & guidelines; expanded boundaries of Centreville Historic District; new definition for "big-box" retail stores in ZO; workforce housing text in ZO & Policy Plan guidance for air quality issues & support for green building practices; Merrifield mixed-use development on 31 acres at Gallows Rd./Route 50 intersection; Commonwealth Centre rezoning to allow office, hotel, and retail uses on 100 acres at Rt. 28 and Westfields Boulevard

Barbara Lippa retires after 35 years in Planning Commission Office, and 14 as Executive Director; PC celebrates 75th Anniversary (2013)

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### 2013 Planning Commission

**Peter F. Murphy**  
*Chairman  
Springfield District*

**Frank A. de la Fe**  
*Vice Chairman  
Hunter Mill District*

**Janet R. Hall**  
*Secretary  
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*Dranesville District*

**Earl L. Flanagan**  
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*At-Large*

**Ellen J. "Nell" Hurley**  
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**Kenneth A. Lawrence**  
*Providence District*

**John L. Litzenberger, Jr.**  
*Sully District*

**James T. Migliaccio**  
*Lee District*

**Timothy J. Sargeant**  
*At-Large*

The following staff contributed to this issue of the  
*Planning Communicator*:

**Jill Cooper**  
**Regina Stewart**

**Barbara Lipka**  
**Kim Bassarab**



This publication will be made available in  
alternative formats upon request. Please call  
703-324-2865 (V), 703-324-7951 (TTY).  
Please allow seven days for the preparation  
of material.

## SAVE THE DATE

*Save the Date*  
CELEBRATE THE PLANNING COMMISSION'S 75TH ANNIVERSARY  
*and honor*  
BARBARA LIPKA'S 35 YEARS OF SERVICE

*Sunday, October 6th*  
*5:30p - 9:30p*

The Waterford @ Fair Oaks  
12025 Lee Jackson Memorial Highway  
Fairfax, VA 22033

Invitation coming soon

## Congratulations!

Kim Bassarab, Assistant Director to the Planning Commission was recently recognized by the Department of Public Works and Environmental services for her contributions over the past several years to the Fairfax County Building Code Academy. This Academy was recently honored by the Commonwealth of Virginia as "Locality of the Year" for their commitment to providing instructional services, curriculum development and ongoing support to the success of State training programs. The academy has a long and proud history as a leader in developing and delivering the highest quality training to the code enforcement community, promoting and influencing best practices and proper enforcement of the building codes locally and throughout the Commonwealth. In addition to the traditional instructional roles through the local academy, and on behalf of the Commonwealth's academy, the Fairfax County Building Code Academy has partnered with the Virginia Department of Housing and Community Development (DHCD) in a number of new areas to further enhance and improve the operations of the state and local academies. Kim served as a certified instructor for the Academy from 2008 -2013.