



Planning Communicator

A Publication of the Fairfax County Planning Commission

2005 Planning Commission

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August 2005

Commissioner Spotlight This first issue of the *Planning Communicator* begins a series of interviews with the Commissioners to present insight into how each became involved in the Fairfax County land use process. Our first interview is with Springfield District Commissioner, Peter F. Murphy, Jr., who has served as the Planning Commission's Chairman for 16 years.

Pete Murphy first became involved in community issues when he began serving as newsletter editor for his homeowners association in Springfield almost 30 years ago. He was elected as vice president and president of his homeowners association and then became involved in district and countywide issues. Former Supervisor Marie Travesky appointed Murphy to the Area Plans Review Task Force for the Springfield District in 1978, which he later chaired. After serving on the 1982 Bond Referendum Task Force, he was appointed to the Planning Commission by Travesky in 1983.



Murphy has witnessed a number of changes to the Springfield District since joining the Planning Commission. In 1983, there were eight supervisor districts and Springfield District encompassed most of what is now the Sully District. At that time, much of the western portion of the county was undeveloped, and Murphy became involved in two key planning projects: the Centreville Core Study, designed to plan the Centreville community, and the Fairfax Center (50-66) Study to plan for the future development of the center of the county, which now includes the County Government Center and offices.

Murphy commented that one of the most dramatic changes he has seen over the years has been the evolution of Fairfax County from a rural/suburban county to one that is suburban/urban with a goal to preserve the county's environmentally sensitive lands. Murphy considers the development of Fairfax Corner, located at Monument Drive and Government Center Parkway, as one of his major accomplishments during his career on the Planning Commission. He describes Fairfax Corner as a mixed-use pedestrian-oriented residential and commercial development with a town center atmosphere that provides restaurants, shopping and entertainment. Murphy is also proud of the development of needed public facilities, particularly to the Pohick Regional Library and the construction of

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Planning Commission Soda Stand Refreshes Celebrate Fairfax! Patrons



2005 marked the 24th year the Planning Commission "family" served ice cold beverages to attendees at Celebrate Fairfax!. Thanks to the following people for volunteering at the Commission booth from Friday, June 10th, through Sunday, June 12th:

Kara & Jay DeArrastia; Frank & Mary de la Fe; Susan Donovan; Norma Duncan; Tim & Carla Fink; Janet, Clifford, & Jessica Hall; Suzanne & Len Harsel; James Hart; Nancy Hopkins; Steve Hubbard; Cory Johnson; Ron & Lois Koch; Ken Lawrence; Barbara Lippa; Rodney Lusk; Henri Stein McCartney & Lennon McCartney; Peter, Charlene & Cheryl Murphy; Mary Pascoe;

Linda Rodeffer; Linda & Nigel Smyth; John Thillmann; and Laurie & Ashley Wilson.

Special thanks to all for contributing their time and energy making the booth a success. We look forward to celebrating the fair's 25th anniversary next year!

August 2005

Planning Commission Chairman Pete Murphy

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new fire stations and schools to serve the growing population.

Over his years of service, Murphy has also seen increased resident participation in the public hearing process, and has encouraged residents to take a larger role in land-use planning and development. He believes one role of Planning Commissioners is to help residents become aware of the process, and to understand the challenges we face, such as adequate public facilities, welfare, the increased demand for housing, particularly for seniors, transportation issues, and the need to revitalize and redevelop older communities and commercial areas.

Because the county does not have the authority to enforce an adequate public facilities ordinance to address infrastructure needs, he often explains to residents that the process the county must follow is to encourage developers to ameliorate the impacts through a comprehensive, voluntary proffer system. "It is important to realize that Fairfax County, population-wise, is well over a million people. We are larger than seven states, a dy-

namic 395 square miles which is still moving in the right direction. With this kind of population increase, we have to address bigger issues and realize we live in the shadow of the nation's capitol," Murphy said.

Murphy is a member of a number of Commission committees, including Personnel and Budget, PC Seminar, and Capital Improvements. He points out that when he joined the Commission, there were only three committees. Now, there are nine, including joint committees with the Transportation Advisory Commission, the Fairfax County Park Authority Board, the Fairfax County School Board, the Environmental Quality Advisory Council (EQAC) and the Redevelopment and Housing Authority. With regard to these joint committees, Murphy said, "We can speak to issues more intelligently which creates a dynamic, vibrant committee structure with other commissions, boards and agencies. Because the Commission understands the issues in the county, the residents may also have a better understanding of what they need and how we go about doing things."

Since 2003, Murphy has hosted the Plan-

ning Commission Roundtable, a monthly half-hour cable television show aired on Channel 16. Past Roundtable programs have covered subjects such as preservation of trees and other environmental strategies, the Redevelopment and Housing Authority, the Army Museum at Fort Belvoir, Area Plans Review, the Fire and Rescue Department and the impact of Base Realignment and Closure Commission recommendations on Fairfax County. Future programs will focus on the Police Department, and other county-related capital improvements that highlight how funding is allocated and where the county's infrastructure will be improved.

Murphy moved to Fairfax County after attending Boston College and completing a military tour. He currently works in communications and public relations. He is married to the former Charlene Fitzgerald and has a daughter, Cherilyn, both of whom he thanks for being so understanding of the time he has put into public service over the years. He says it is important to have family support when serving as a public official.

Alison Kriviskey, We Miss You!

Alison Kriviskey retired on June 30th after completing a 20-year career as a senior planner in the Department of Planning and Zoning's (DPZ) Planning Division. The majority of her career focused on participation in and management of the Area Plans Review cycles. Becoming a planner was a career switch for Kriviskey who had previously worked in art museum public relations in Washington, D.C. Fascinated by the field that both her father and sister worked in, she received a master's degree in urban planning at George Washington University.

Over the past 20 years, Kriviskey has observed a significant increase in mixed-use development in Fairfax County and said that "it's a very important direction that the County's development process is

going in because it means that people can live, work, and play in the same community." She also cited benefits that included decreased traffic and air pollution and a refined sense of community.

Kriviskey has also had the opportunity to be involved in the Fairfax County Open Space Easements Program. Through its easement donation program, the owner may qualify for certain federal, state and/or local tax benefits. Established in 1990, the program enabled the County to enter into a public-private partnership with the Northern Virginia Conservation Trust. "It's one of the things I felt very strongly about and I've been real proud to have been a part of that project," she says.

During the late 1980s, Kriviskey was



mainly responsible for assembling and publishing the first Policy Plan volume of the Comprehensive Plan and noted that it was fascinating to create something entirely new to the County. "The Policy Plan was a project that was very interesting and one I took considerable pride in because I was there when it got born," she disclosed. She received an award on behalf of DPZ when the Policy Plan was recognized by the Virginia chapter of the

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Alison Kriviskey, We Miss You!

"Don't simply retire from something; have something to retire to." - Harry Emerson Fosdick

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American Planning Association. "That was just wonderful. I just felt so good about that," she remembered.

Kriviskey worked with numerous community task forces over the years and found it very important to have that connection with the community. "The community participation side of planning was very interesting and very satisfying, probably because of my background in public relations," she added. Chairman Murphy commended her interaction with County citizens saying: "She had a tremendous way about her to bring everything in proper perspective because she did a great job telling the citizens what the APR process is all about and explained it to them in detail and she also understood the process well enough to discuss the individual item."

Kriviskey's husband, Bruce, had worked in DPZ as a Historic Preservation Planner for 12 years and retired in 2002. They will both spend their retirement in a new house, in a "little community of 26 houses tucked into the woods" of Northampton,

Massachusetts. Kriviskey described the house's view of the Berkshire Mountains on the Connecticut River as "just heaven." She noted that a lot of her friends live in Northampton, which she described as a "very active, wonderful city" and a "wonderful retirement location." Kriviskey and her husband plan to travel to Europe, Alaska, the American Southwest and Canada and may enter the antique business in Northampton. She also wants to perform volunteer work, most likely helping children who have reading problems. She is interested in gardening, especially raising orchids, and hopes to work as a volunteer at Smith College's greenhouse, which has a "fabulous program in botany."

Following retirement, Kriviskey will mostly miss the people she has met along the way and the professionalism displayed by her fellow staff. "I think the staff in DPZ is a group of highly talented and intelligent professionals and they have been delightful to work with. I think the County is very fortunate to have these people because it's what makes working in this agency really a good professional experience."

A Farewell Celebration Tea was held in Kriviskey's honor on June 24th in the Park Authority Board Room. Presentations were made by James Zook, DPZ Director; Fred Selden, Planning Division Director; and Marianne Gardner, Branch Chief, Planning Division. Those in attendance included current and former DPZ staff along with both "young and old" planners that Kriviskey had mentored; staff from various County agencies, several Planning Commission members, and various community and private industry representatives.



Kriviskey receives a gift certificate from Fred Selden at her Farewell Celebration Tea

One APR Cycle Ends as Another Begins

In Fairfax County, land use decisions are governed by the Comprehensive Plan. The Area Plans Review (APR) process gives citizens an opportunity to submit a nomination for consideration as an amendment to the Area Plan volumes of the Comprehensive Plan. Any property owner can nominate property within the county, even if they do not own the property that is being nominated. Nominators and any interested parties can review the nominations that have been submitted, attend Task Force meetings, review the Department of Planning and Zoning (DPZ) staff report on each nomination, and testify at public hearings before the Planning Commission and the Board of Supervisors. Approval by the Board of Supervisors is required to amend the Comprehensive Plan.

Currently, the Planning Commission is in the midst of two such

APR cycles. The 2004 North County APR, which covered Dranesville, Hunter Mill, Providence and Sully districts, had public hearings before the Planning Commission on April 20 and 21. In total, there were 74 nominations accepted in these four districts, with 34 nominations deferred, 17 withdrawn and 23 public hearings. The Commission held a mark-up session on May 18. At this meetings, the Commission voted on recommen-

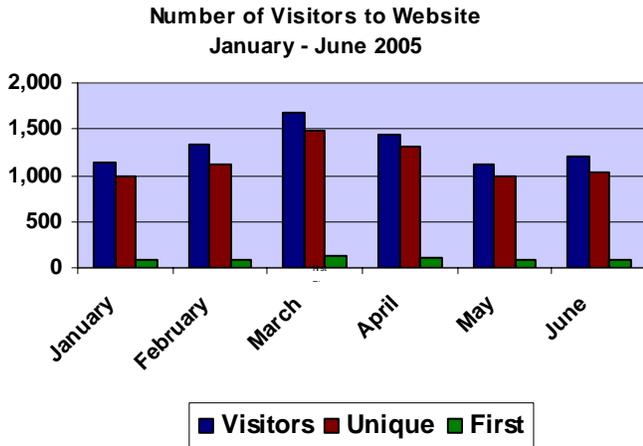
dations for those items which were subject to public hearings. Those nominations that were recommended for approval moved to the Board of Supervisors for public hearings on June 20 and July 11, 2005.

Close on the heels of North County is the 2005 South County APR, which covers Braddock, Mason, Lee, Springfield and Mount Vernon districts. The nomination period for South County began July 1 and will end on September 21. The Task Force for each district will be selected by the Board of Supervisors. Public hearings before the Planning Commission are currently planned for June 2006. *The Citizen's Guide for the 2005-2006 South County Area Plans Review (APR)* is now available and can be downloaded from the DPZ website, www.fairfaxcounty.gov/dpz/apr/.

2004 North County APR Summary				
Actions	Hunter Mill	Dranesville	Providence	Sully
Public Hearings	3	3	7	9
Recommended Approval by PC	3	3	4	4
Denied by PC	0	0	3	4
Deferred	1	2	26	6
Withdrawn	0	2	8	7

PC Website Activity

During the first six months of 2005, the Planning Commission website played host to 7,914 visitors, with March being the most active month. In March, the site logged 1,678 visitors, over 500 more than in January and May. March was also the month with the highest number of first time visitors at 126. The month with the lowest amount of traffic to the site was May, with 1,108 total visitors and 77 first time visitors.



Top 5 Most Visited Pages on PC Website

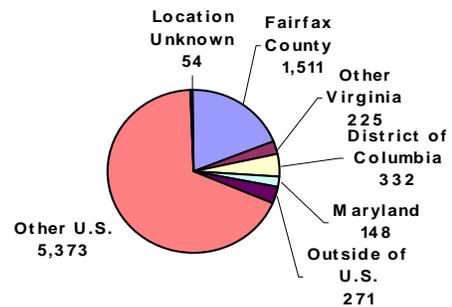
1. **Planning Commission Main Page**
<http://www.fairfaxcounty.gov/planning>
2. **Meeting Calendar - Planning Commission**
<http://www.fairfaxcounty.gov/planning/meetingcalendar.htm>
3. **Meeting Summaries - Planning Commission**
<http://www.fairfaxcounty.gov/planning/summaries.htm>
4. **Committees - Planning Commission**
<http://www.fairfaxcounty.gov/planning/committee.htm>
5. **Glossary**
<http://www.fairfaxcounty.gov/planning/glossary.htm>

The geographic distribution of visitors to the website is a rather interesting picture. Of 7,914 total visitors, only 1,511 visited from a location within Fairfax County. The vast majority of visitors, 5,373, visited from outside the metro region. A number of these visitors came from colleges such as Stanford University, The College of William and Mary, Virginia Tech and Morehouse College. The local public school systems of Fairfax County as well as Falls Church also visited the site multiple times.

Nearly three percent of all visitors came from outside the United States. 271 unique visitors from 31 countries were identified during the period. The top three foreign countries were Sweden with 40 visits, Norway with 34 and Japan with 33. The remaining list of countries included such diverse locations as Uruguay, Romania and Namibia.

Other visitors of note came from federal government agencies such as Department of State, National Institutes of Health and the Department of Defense. (Note: These statistics do not reflect the number of county staff that visited the website.)

Location of Visitors to PC Website



Then and Now: A Look at the Former Lorton Correctional Complex



The former District of Columbia Correctional Facility at Lorton, located north of the Occoquan River, was established in 1910 and closed in 2001. This site is now referred to as "Laurel Hill" in commemoration of the 18th century structure, which served both as home of William Lindsay, a revolutionary war patriot, and the residence of the Superintendent of the Reformatory, which was built adjacent to the house in 1916. Today, the Laurel Hill House has been considerably altered and is in poor condition.

History

The Occoquan Workhouse and Lorton Reformatory reflected a campus that consisted of large, single room dormitories and no high masonry walls with watch towers. Inmates worked on a 1,200-acre farm raising hogs, cattle and chickens and built many of the buildings in the complex, including the dormitories, dining hall,

laundry, bake shop, ice plant and hospital. Approximately 168 women's suffrage activists were detained from June to December 1917 at the Medium Security facility that once stood west of Ox Road. Areas operated by the prison itself included the Workhouse, Reformatory, Penitentiary, Youth Center, Minimum Security Facility and the NIKE Missile Launch site. In addition to the prison facilities, several other uses such as a landfill, an energy/resource recovery facility, recreation area and a quarry were located on the property, as well as over 300 buildings.

In July 2002, Fairfax County received title to 2,440 acres of the Lorton Complex. The Laurel Hill Adaptive Reuse Citizens Task Force, established by the Fairfax County Board of Supervisors, began meeting in November 2002 to de-

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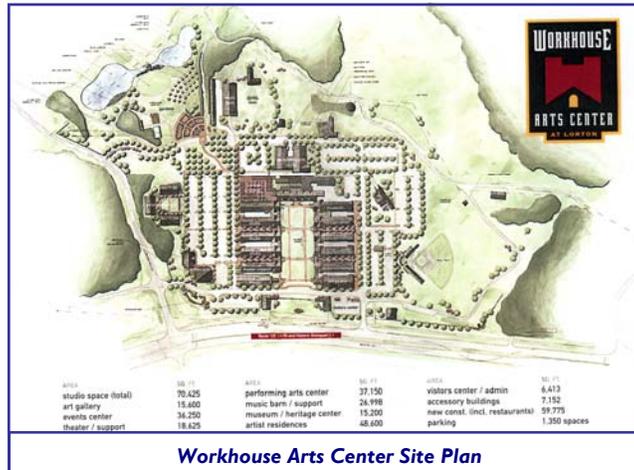
Former Lorton Correctional Complex

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velop recommendations regarding reuse of many of the former prison facilities at Laurel Hill. The Board voted unanimously to accept the "Recommendations for the Adaptive Reuse Areas within Laurel Hill" as presented by the task force on December 6, 2004. Planned developments include Laurel Hill Park, Laurel Hill Golf Course, a Pulte residential community, residential units for active adults (age 55 and up) and independent seniors (age 62 and up), South County High School and Middle School sites, a I-95 Landfill and Energy/Resource Recovery Facility complex and the Workhouse Arts Center.

Workhouse Arts Center

The Lorton Arts Foundation (LAF) is in the final stages of its lease negotiations with Fairfax County to redevelop the former Occoquan Workhouse site, requiring the revitalization of approximately 30 buildings totaling nearly 300,000 square feet. The LAF plans to have funding arrangements in place by September for the first phase of development and operation of the Workhouse Arts Center. Future plans include: a 350-seat theater, artist studios, an art gallery and exhibition space, an events center, an outdoor music barn and lawn, a performing arts center, a museum and heritage center, educational workshops, restaurants, artist residences, gardens and a visitors center. The LAF will be collaborating with area groups including the Lorton Little League, Fairfax4Horses, NV-TRAK and the Fairfax



County Park Authority to redevelop the spaces around the buildings such as the former prison baseball field, Lorton & Occoquan Railway and the greenhouse facilities to be used for athletic events, summer camps, an arts garden and community events.

National Register of Historic Places

The Fairfax County Architectural Review Board, in conjunction with the Fairfax County History Commission and the Lorton Heritage Society are moving forward with the nomination of a 512-acre district at Laurel Hill to the National Register of Historic Places. The proposed historic district encompasses approximately 500 acres of the site and includes the rolling Piedmont landscape with traditional farm structures

as well as the former reformatory, penitentiary and the Occoquan Workhouse, which consists of three separate facilities built in the Colonial Revival style with bricks baked in onsite kilns dating to approximately 1916. The Virginia Department of Historic Resources (VDHR) will hold a public hearing about the nomination on October 25, 2005 at 7:00 p.m. at the Fairfax County Government Center in Conference Rooms 4 and 5. At the State Review Board action meeting on December 7, 2005, the National Register District will be placed on the VA Registry and a recommendation for listing will be made to the Keeper of the National Register of Historic Places at the National Park Service.

VDHR will forward the nomination to the National Park Service by late December 2005 for National Register staff review. A final decision about the nomination is expected by the National Park Service in late February or early March 2006.

For more information, please visit the following websites:

Lorton/Laurel Hill Property at www.fairfaxcounty.gov/dpz/laurelhill

Lorton Arts Foundation at www.lortonarts.org;

The National Register Draft – 75 percent complete at www.fairfaxcounty.gov/dpz/laurelhill/natregdraft.pdf

Committee Meetings: January – June 2005

Transportation Committee

Frank de la Fe, Chair

This committee has met four times this year. On January 12, a draft update was presented on the proposed Transportation element of the Comprehensive Plan. On February 23 presentations were made on the status of the Dulles Metrorail Extension, the Transportation Plan Update, Public Meetings and Scope of Services for Tysons Corner Urban Center and Transportation and Urban Design Study. At the June 2 and June 28 meetings, the committee received updates on the proposed amendments to the Transportation element of the Comprehensive Plan.

Parks Committee

Frank de la Fe, Chair

On January 13 the committee met to discuss the draft update to the Park element of the Policy Plan Volume of the Comprehensive

Plan (S04-CW-15CP) including changes to the classification system. On April 28 they met once again to discuss the latest draft update to the Park element of the Comprehensive Plan.

Schools Facilities Committee

Suzanne Harsel, Chair

The committee met on January 26 to discuss the proffer formula applied to residential rezoning applications. The committee met again on March 23 for a briefing by the County Attorney's Office on State Legislative Bills to address proffers and their impact on Fairfax County.

Policy & Procedures Committee

Janet Hall, Chair

The committee met on March 9 to discuss the Zoning Ordinance Amendment Work Program, and on March 31 to address the upcoming South County Area Plan Reviews. On May 12 the committee met to receive an update

on the on-going review of the Policy Plan by Department of Planning and Zoning, and on June 15 they met once again to discuss residential parking requirements.

Capital Improvement Committee

Rodney Lusk, Chair

The most recent meeting was held on March 17 to discuss and make recommendations on the proposed FY 2006-FY 2010 Capital Improvement Program and seek clarification on any items that had been raised at the workshop held March 10.

Redevelopment & Housing Committee

Rodney Lusk, Chair

The meeting on May 4 concentrated on the Housing Preservation Task Force recommendations. The committee met again on June 8 in a joint meeting with the Redevelopment and Housing Authority to discuss revitalization issues.

Commission Actions

In the first six months of this year, the Planning Commission held 31 meetings, took action on 169 land use items, and heard from 296 concerned citizens at public hearings. The January and February meetings were relatively uneventful, with only nine speakers addressing the Commission. In the month of March, the Commissioners heard from 97 speakers, and conducted one of the longest meetings in recent memory. The March 16th meeting ended at 2:16 a.m., more than 2½ hours longer than the next longest meeting of the quarter.

The case that led Commissioners, staff and citizens to burn the midnight oil was 2232-D04-13, the proposed Mt. Daniels Elementary School expansion. This application permitted the City of Falls Church to expand the school and add a vehicular entrance from Highland Avenue to allow increased access for an accessible bus and emergency vehicles, among other improvements. Thirty-five speakers appeared to voice their opinions on this expansion, which was subsequently approved.

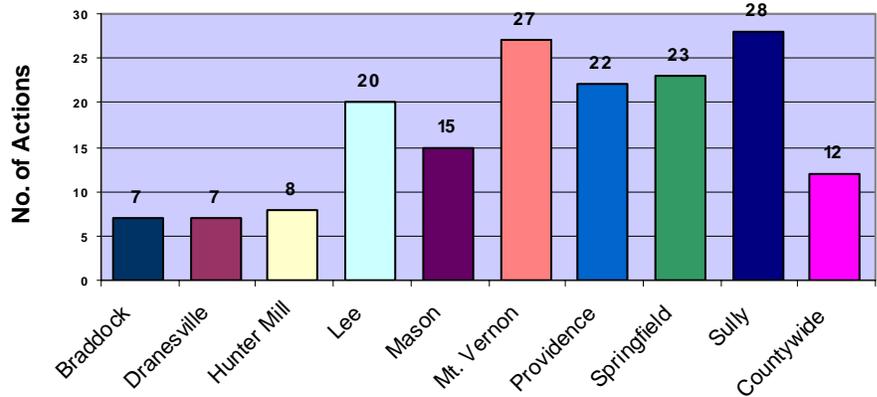
Another meeting that inspired many residents to participate was held on

April 21st. At that meeting, 78 residents spoke during the North County Area Plans Review public hearings, addressing nominations in the Providence District.

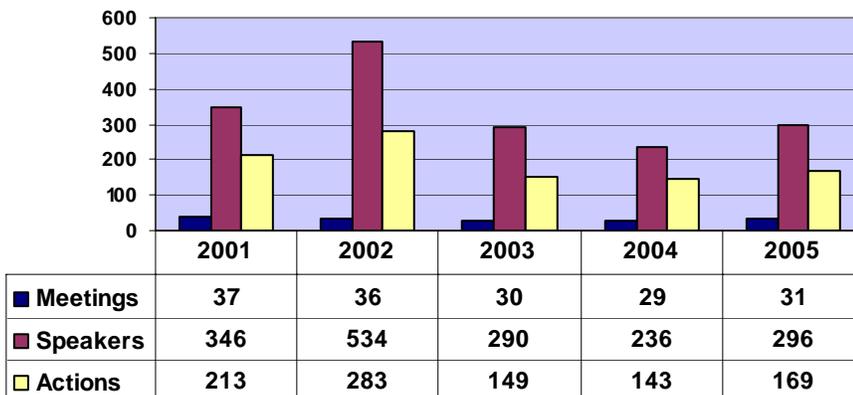
The meeting that addressed the most controversial application of the period was held on June 1st. That application was RZ/FDP 2003-PR-026 and PCA 76-P-118, submitted by Elm Street Development, Inc. and JCE, Inc., to rezone approximately 12 acres to permit planned development housing. The property subject to rezoning in this application is

also a subject parcel in an APR nomination that would affect the planned density of the parcel. The APR nomination in question had not yet been acted on by the Board of Supervisors, and a number of speakers at the public hearing expressed their opinion that the Planning Commission should not act on this rezoning until after the APR nomination was acted upon. (Editor's Note: The Board of Supervisors approved the APR nomination which increased the planned density of the property on July 11 and the Planning Commission recommended approval of the applications by Elm Street Development on July 28.)

PC Actions by District January - June 2005



Comparison of Activity January - June 2001 to 2005



Of the 169 actions taken by the Commission, the two districts with the most activity were Mt. Vernon and Sully with 27 actions, followed closely by Springfield with 24 actions. The chart below represents the distribution of actions for countywide items and all nine districts.

Compared to the first two quarters of the prior years 2001-2004, the number of meetings, speakers and actions in 2005 is very similar. Only 2002 had an unusually high number of speakers and actions, owing to the APR hearings in February and March of that year. The chart to the left is a graphical comparison of the first half 2001-2005 activity.

Do you have a great story idea for the Planning Communicator? If so, please send your ideas to Kara DeArrastia at kara.dearrastia@fairfaxcounty.gov, or to Henri Stein McCartney at henri.steinmccartney@fairfaxcounty.gov.

August 2005

County Comparisons: Fairfax, Virginia; Clear Creek, Colorado; and Stanly, North Carolina

This issue of the Planning Commission newsletter begins a series of comparisons among Fairfax County and other counties to present insight into how other regions administer land use procedures and planning authority functions. Our first article compares Fairfax County with Clear Creek County, Colorado and Stanly County, North Carolina.

Although located in very different regions of the United States, the three counties selected for comparison are similar in size, however, Fairfax County is considerably larger in population. Stanly County is located in the Piedmont Province in central North Carolina east of the Charlotte metropolitan region, between the Blue Ridge Mountains and the Coastal Plain. It lies at the southwestern end of the Uwharrie Mountains, which at 500-million years of age are considered to be the oldest mountain range in North America. The county remains one of the leading agricultural counties in the state and most of its land area is used for farming or is undeveloped forest land. Clear Creek County is located 30 minutes west of downtown Denver, in the Rocky Mountains, and follows the I-70 corridor for 27 miles, from the base at Floyd Hill, to the mid-point of the Eisenhower Tunnel below the Continental Divide. More than 70 percent of the county is covered by park land and provides year-round recreational activities, including climbing, hiking, biking, rafting,

horseback riding, skiing, snowshoeing, four-wheeling, hunting, fishing and wildlife viewing. Fairfax County, Virginia is bounded on the north and southeast by the Potomac River and across the river to the northeast is Washington, D.C.

County Ordinances

The counties all have Zoning and Subdivision ordinances; however, Stanly County also includes Watershed Protection and Flood Damage Prevention ordinances and Fairfax County also includes Chesapeake Bay Preservation and Noise ordinances, among others. Although Clear Creek County lacks an official park authority, it has an Open Space Commission, whose mission is to preserve and provide significant open space, natural areas, wildlife habitat, parks and trails to enhance the quality of life for residents and visitors. Based on its resource availability, Stanly County does not formally participate in recreational and open space offerings either through a recreation department or through direct recreation

and open space funding. However, Stanly has established Open Space Mandatory and Recreation Activity Mandatory Regulations to ensure adequate open space and recreation. Stanly County also does not have a housing authority due to insufficient resources to expend on housing quality and affordability programs; although, the City of Albemarle, the location of Stanly County government, provides a housing program. Clear Creek does not have a Public Facilities Manual, but adequate public facilities and services are encouraged to be provided concurrent with development and if they are not available, the developer can either wait for facilities and services to be improved, finance needed improvements, select a different site or reduce the density of the project.

Commission Meetings

The Stanly County Planning Board and the Clear Creek County Planning Commission meet once a month with a monthly alternate

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Location	Fairfax, VA	Clear Creek, CO	Stanly, NC
Square Miles	395	396	399
Location of County Government	Fairfax	Georgetown	Albemarle
Population (in 2003)	1,000,405	9,538	58,846
Year County was Organized	1742	1861	1841
Number of Counties in State	95	64	100
Governing Body	Board of Supervisors	Board of County Commissioners	Board of Commissioners
Planning Commission	Yes	Yes	Planning Board
Year Established	1938	1964	1972
Number of Members	12	7 full-time & 2 Associate	7
Term of Appointment	4 years	3 years (for all members)	3 years
Average Meetings/Year	52	12	12
Number of Committees	9	4	-
Average Committee Meetings/Year	22	12	-
Park Authority	Yes	Open Space Commission	-
Zoning Ordinance	Yes	Zoning Regulations	Yes
Comprehensive Plan	Yes	Master Plan	Land Use Plan
Public Facilities Manual	Yes	-	Adequate Public Facilities Ordinance
Subdivision Ordinance	Yes	Subdivision Regulations	Yes



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- Barbara Lipa
- Henri Stein McCartney

PC Report

The Planning Commission recently released its *Report of Activities 1995-2004*. This report provides a complete record of all applications acted on by the Commission, by district, over the ten year period. The report is available online and can be downloaded in .pdf format at www.fairfaxcounty.gov/planning/.

Fairfax, Clear Creek and Stanly Counties Comparison

(Continued from page 7)

meeting date for heavy case loads. The Stanly County Planning Board meets once or twice a year with the Board of Commissioners and three to four times a year for special projects. The Stanly County Planning Board may create committees; for instance, there is a district realignment committee comprised of three Planning Board members that has been meeting to seek a better alignment between county and municipal zoning. The Stanly County Board of Commissioners, however, has the ability to form any number of committees to oversee specific functions of county government such as the Airport Authority or the Historic Preservation Commission. Planning Board members, Board Commissioners and other community representatives sit on these committees. Clear Creek County Planning Commissioners sit on the following committees: Transportation Committee, Master Planning Committee, Sub-regional Planning Commission and the Affordable Housing Task Force. The Fairfax County Planning Commission has two standing committees: Personnel & Budget and Policy & Procedures and seven special committees: Capital Improvement Program, Environment, Parks, Redevelopment & Housing, Seminar, School Facilities and Transportation.

Notification Process

Clear Creek County's notification process differs slightly from Fairfax County's. Clear Creek requires that within 21 days prior to the public hearing, the Planning Department must send notice to adjacent property owners within 300 feet of the boundaries of the subject parcel(s) and any referral agencies that may be affected by the proposal. However, Fairfax County requires that no less than 15 days

prior to the public hearing, the applicant must send notice by certified mail to a minimum of 25 property owners, including all abutting (across the street, road or highway) and adjacent property owners.

The Clear Creek County Planning Department also publishes a notice in a county newspaper a minimum of 14 days prior to the public hearing, whereas Fairfax County publishes a notice in the *Washington Times* not less than six days nor more than 21 days prior to the public hearing with a minimum of six days between the first and second publication. Clear Creek requires that the applicant post and maintain a notice on the parcel(s) under consideration at least 14 days prior to the public hearing. Fairfax County requires that the Department of Planning & Zoning post and maintain a notice on or near the parcel(s) under consideration at least 15 days prior to the public hearing. Stanly County provides the following methods of notification for the Planning Board: Notification mailed to adjoining property owners and the applicant; posting of a public notice sign on the property being rezoned; advertisement placed in the local newspaper; agendas mailed to the North Carolina Department of Transportation and e-mailed to a list group of interested parties; and agendas posted on the county board, the Planning Department's bulletin board and on the Internet.

For more information, please visit the following sites:

Fairfax County Planning Commission at
www.fairfaxcounty.gov/planning/;

Clear Creek County Government at
www.co.clear-creek.co.us/;

Stanly County Government at
www.co.stanly.nc.us

Employees Recognized for Performance

Congratulations to the following recipients who merited recent Outstanding Performance Awards:

- ☞ Kara DeArrastia, Administrative Assistant III, Planning Commission
- ☞ Lisa Feibelman, Planner II, DPZ
- ☞ Charlene Fuhrman-Shulz, Planner III, DPZ
- ☞ Marianne Gardner, Planner IV, DPZ
- ☞ Terry Heath, Planning Technician I, DPZ
- ☞ Lorrie Kirst, Planner IV, DPZ
- ☞ Cathy Lewis, Planner III, DPZ

Congratulations to the following DPZ recipients who merited Onthank Awards in June:

- ☞ Joseph Bakos, Chief Zoning Inspector
- ☞ Noel Kaplan, Planner III



Kara DeArrastia received an Outstanding Performance Award at the July 29th awards ceremony.

DPZ Wins a NACo Achievement Award

Congratulations to Department of Planning & Zoning for winning an Achievement Award in the Planning category from the National Association of Counties for the Chesapeake Bay Supplement of the Comprehensive Plan. The supplement, which was formally adopted last November, was used to further the Board of Supervisors' 20-year environmental vision plan and provided a comprehensive overview of water quality conditions, trends and initiatives in the county. The supplement made 42 specific recommendations to address water pollution, infill development, redevelopment, shoreline erosion control and shoreline access. Geographic information systems technology was used to develop maps showing shoreline erosion, accretion and access. The use of inclined aerial photographs for mapping shoreline conditions saved the county thousands of dollars compared to using traditional field surveys.



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