



# Planning Communicator

A Publication of the Fairfax County Planning Commission

December 2007

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## Commissioner Spotlight

The focus of this issue's spotlight is on Rodney L. Lusk, Lee District representative, who has served on the Planning Commission since 2004.



Rodney Lusk was born in 1966 at Dewitt Army Community Hospital at Fort Belvoir and grew up in the City of Alexandria. He attended the University of Virginia with Walter Alcorn, At-Large representative on the Planning Commission, where they were involved in student

government. Lusk earned a Bachelor of Arts degree in sociology and government and also completed some coursework in George Mason University's Master of Public Administration program. After graduation, Lusk and Alcorn were roommates for three years.

Lusk met his wife, Jacquelyn, while working for the Fairfax County Department of Human Services in the early 1990s and they married in 1997. Jacquelyn works as a full-time social work supervisor in Alexandria where she helps abused and neglected children

and in some cases, has to remove those children from their homes. "My wife, in many respects, ends up being the parent to 60-plus kids who are on her unit's caseload," he said. Lusk credits his wife with providing him the opportunity to serve on several boards and participate in community activities.

Lusk is the father of two girls, Sheridan (age 6) and Addison Gray (age 1 1/2). He takes pride in being a parent and notes, "It reminds me of the importance of thinking about the future. My daughters are really the reason that I'm here." He believes the biggest legacy people have is the children they bring into this world and the values and lessons they convey to them.

*(Continued on page 3)*

## Planning Commission Seminar

On Saturday, October 27th, members of the Fairfax County Planning Commission met with representatives of the Department of Planning and Zoning (DPZ), the Fairfax County Department of

Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) to discuss newly-implemented traffic impact analysis regulations.

Held in the Board conference

room, the seminar attendees were given an overview of the material by Paul Kraucunas, Manager for the Northern Virginia District, Land Development Section of VDOT. Also on hand to

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## Planning Commission Seminar

(Continued from page 1)

provide information were Marianne Gardner, Chief, Policy and Plan Development Branch, Planning Division (PD), DPZ and Leonard Wolfenstein, Chief, Planning Division, FCDOT. Some of the topics covered were: Comprehensive Plan thresholds, rezoning and Plan review thresholds and fee structures. This was the second time that Kraucunas spoke before the Commissioners after having joined them at the July 26th Policy and Procedures Committee meeting.



*Commissioner Sargeant asks Kraucunas (far left) a question during the seminar as Commissioners Lusk (to his left) and Flanagan and Murphy (to his right) listen.*

Chapter 527 of the 2006 Acts of Assembly was passed in 2006 to provide localities with factual information about the impact of land use decisions on the transportation network. Mandatory submission of Plan and rezoning applications under the new system will not be required unless significant impact to any road network is expected.

that VDOT would like greater interaction with localities during the process and would like the amendments to be submitted to VDOT for review and comment, especially those that would result in changes to the existing transportation network. Size of the locality is an important aspect as well, with cities and larger towns being required to submit changes if highway interchanges or non-limited access state highways could be affected.

Discussing Comprehensive Plan amendments, Kraucunas pointed out

Regarding rezoning and Plan reviews, localities will also be required to send all

applications (rezoning and conditional use) to VDOT within 10 business days of their receipt. The application will then be reviewed to see if the proposal will substantially affect transportation on state-controlled highways. Residential developments, non-residential developments and low-volume roads will all be subject to these new rules. Locally-maintained road systems in cities, larger towns and Henrico and Arlington counties will not have to submit rezoning and plan review applications unless the

development is within three-thousand feet of a non-limited access state highway or a connection to a state limited access highway.

VDOT will also charge fees for submissions, based upon application type and hourly vehicular traffic volume. Submissions on behalf of government entities will incur no charge.

## Now Available On the County Web site

The *2006 Planning Commission Report of Activities* is available online at <http://www.fairfaxcounty.gov/planning>. The report contains a breakdown of land use applications by quarter, individual cases by district and committee actions. *The 2007 Report of Activities* will be posted online by March 2008.

All staff reports published by the Zoning Evaluation Division after September 1, 2007 are now available on the DPZ Web site at <http://www.fairfaxcounty.gov/dpz/staffreports/>. The reports are posted online on Monday immediately following publication and delivery to the Planning Commission. If a county holiday occurs on a Monday, the posting will occur the next business day.



### 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](mailto:kara.dearrastia@fairfaxcounty.gov), or to Christopher Remer at [christopher.remer@fairfaxcounty.gov](mailto:christopher.remer@fairfaxcounty.gov).

## Commissioner Lusk Spotlight

*(Continued from page 1)*

Lusk lived with his grandparents growing up and said they were always strong and disciplinary and provided a very good value system. "I believe that the lessons that they taught me made me the person I am and that I have a responsibility to pass on some of the same lessons to my daughters," he said. Community service was another value his grandparents instilled in him. When Lusk was younger he would go with his grandmother to visit elderly and ill individuals, pick up their medicine and check up on how they were doing. "I learned some valuable lessons, not in what she said, but in what she did. She took time out of her own busy life to try to help someone else," he said. His grandmother's selfless devotion to her community left an invaluable impression on him and led him to contribute his time and effort to help improve his community.

During a 1993 trip to Budapest, Hungary; Athens, Greece and several Greek islands in the Aegean Sea, Lusk and his two best friends from college vowed that when they turned 40 they would climb Mount Kilimanjaro, the world's tallest free-standing mountain located in Tanzania, Africa. He trained rigorously for seven to eight months, lifted weights every other day, ran three times a week and performed core exercises daily. In July 2006, six weeks after Addison Gray was born, Lusk, his two best friends and nine others hiked through varied topography that included rainforest, agricultural land and desert. They reached the base camp at approximately 14,000 feet. Lusk's best friends were unable to hike higher than 15,000 feet because of the oxygen deprivation, temperature and tumultuous terrain. Only he and one other hiker made it to the summit at approximately 19,500 feet. Lusk says that the view from the summit was absolutely breathtaking; he could see the curvature of the earth beyond the horizon and look down on the clouds and sun. He also observed the formation of the water and coloring of magnificent glaciers, 40 to 60

feet tall, which covered the plateau of the summit. "It was a unique experience and one that I would recommend to anyone who has an interest," Lusk noted. It took him five days to reach the summit and another day and a half to descend. Because of this experience, he has also considered climbing to the base camp at Mount Everest, which is approximately 19,000 feet.

After Gerry Connolly was first elected to the Board of Supervisors as the Providence District representative, he met with Lusk to offer him a position as his administrative aide. After thinking about it and consulting with Alcorn, he realized that it would be a good opportunity and accepted the job. Lusk worked in that position for three and a half years, handling all of the district's land use cases and planning, zoning and development-related issues. He worked on significant projects in the Tysons Corner area, which included the expansion of Tysons Corner Center, Greensboro Drive Extended and the



*View at 5,000 feet: Lusk would have three days of intense hiking before reaching the summit of Kilimanjaro, the world's tallest free-standing mountain.*

KPMG Office Tower. "It prepared me for the role that I have both at the Fairfax County Economic Development Authority (FCEDA) and the role serving on the Planning Commission," he noted. Lusk began working at FCEDA in 1998 in the E-Commerce/Internet section for two years before serving in his current position as the

Capital Attraction Program manager. He works with emerging companies to understand their needs and technology and helps them gain access to capital to implement their ideas.

Lusk has served or is currently serving on various community boards, committees and associations. As the At-large representative on the Fairfax County Park Authority (FCPA) from 2002 to 2003, he helped identify the needs of citizens for park facilities, particularly ball fields and rectangular fields, and explored strategies to reserve and acquire land to meet the deficiencies. As the president-elect for the Business Alliance of George Mason University (GMU) since 2001, Lusk helps organize events and programs that foster interaction between GMU faculty and students and the business community. Members of the Business Alliance include employees of FCEDA, Lockheed Martin, SAIC, venture capital and local investment companies, law firms and consultant firms. Lusk has also served as the vice-chair of the Business Curriculum Advisory Committee for Northern Virginia Community College (NVCC) since 2003, which reviews the Business Management curriculum to determine if any changes should be made to course offerings to remain competitive for those in the business community.

Lusk graduated from the Leadership Fairfax Program in 1998 and has served on the Leadership Fairfax Board of Directors since 2002. In 2003, he served as chairman of the Alumni Outreach and Support Committee where he helped organize a quarterly mixer series to give alumni an opportunity to meet other graduates and those outside of the organization, such as the county's Public Schools Superintendent, Chief of Police and Fire Chief. Lusk also helped organize a series of educational forums on transportation issues, public schools and legislation before the Virginia General Assembly and chaired the 2003 Board of Supervisors Breakfast. He helped establish

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## Commissioner Lusk Spotlight

*(Continued from page 3)*

the Katherine K. Hanley Public Service Award, which recognizes a public service employee or an appointed member of a county non-elected board, authority or commission for their outstanding contributions to the community. In 2003, Lusk received the Torch Bearer Award for his commitment and dedication to Leadership Fairfax.

After he moved to his current residence in 2003, Lusk called Lee District Supervisor Dana Kauffman to offer any assistance. Six months later, Kauffman met Lusk for lunch and asked him to serve on the Planning Commission. After considering the offer, he accepted it and was appointed to the Commission on January 5, 2004. "I recognized that I really care about planning development. I really care about my neighborhood and this is a place that my children would be growing up in and I should make some contribution to help make it a better place," he conveyed.

Since his appointment to the Commission, Lusk has witnessed an infusion of high-end residential development and significant retail along the Richmond Highway Corridor. He recalled working on the redevelopment of both the Hybla Valley Shopping Center and Beacon Mall. "I think it's just a great testament of the changing demographics, the changing income levels along the corridor. If you bring in high-quality housing, the retail will definitely follow and that's being proven out," he noted.

Lusk expressed interest in the planned major redevelopment of Springfield Mall, which would generate more residential, retail and office uses to help support the impact of Base Realignment and Closure (BRAC). "We have a great opportunity to put Springfield on the map as one of the largest office markets in the county," he said. Lusk believes the addition of BRAC uses and new companies to the southeastern portion of the county will help expand the commercial tax base and affect the county in a positive way.

Lusk recalled one difficult land-use case that affected the former Groveton School site. He had worked with the applicant to add an office component to the proposed mixed-use development, as recommended by the Comprehensive Plan for the subject property. Lusk noted that there had not been recent office development along the Richmond Highway Corridor, with the exception of the South County Government Center, and said that "BRAC would hopefully, depending on where the final BRAC decisions fall out, lend some opportunity for office development along the corridor." He believes the next evolution for Richmond Highway will be the addition of office development to service the new residences and retail uses located along the corridor.

Lusk commended Ken Lawrence, Providence District representative on the Planning Commission, on the way he handles the large workload in his district. "He's just a very capable and astute Commissioner," he said. Besides the Lee District, Lusk feels the closest connection to Providence due to his experience as an administrative aide to Connolly. Lusk considered the Fairlee/MetroWest rezoning memorable because he and Lawrence had encouraged the applicant to provide additional office space to help recapture the office space that had been converted to residential in previous developments in the area. He also recalls the Tysons I Center project as memorable because it supported the extension of Metrorail to the area, doubled the square footage of the mall (although it was already the largest mall in the county) and provided workforce housing to those who earned from 70 percent up to 120 percent of the area median income. Lusk, Alcorn and Lawrence had worked with the applicant on the proffer to provide information on the availability of the workforce units to employees of the mall, hotel and office buildings so they would have the option to

live in those units.

Lusk has been Chair of the Commission's Redevelopment and Housing Committee since 2004. Over the last two years, the committee developed language for the Policy Plan and the Zoning Ordinance to address the need for workforce housing and recently established a methodology to secure workforce housing in high-rise buildings, based on the recommendations of the High-Rise Affordability Panel. He explained that workforce housing will provide people the opportunity to live, work and play in the same area, which would also help reduce the traffic impact. He notes that the committee is currently discussing Universal Design, a concept that incorporates flexibility in the design of homes to accommodate people of all ages and abilities.

Lusk has also chaired the Commission's Capital Improvement Program Committee since 2005. That committee listens to feedback from county agencies and directors on their specific capital needs. He considers the committee's recommendation to advance the construction of the new animal shelter to adequately house staff and animals as a significant accomplishment. Lusk also notes that the committee works with FCPA to discuss ways to obtain additional bonding capacity and encourage developers to provide investment to acquire land and build facilities for future passive and active park purposes.



*Lusk (far left) at the summit with his Guide Stratton and fellow climber Rebecca Oehrig.*

## Planning Commission *Roundtable* Update

The Planning Commission *Roundtable*, a 30-minute panel discussion on Cox Cable Channel 16, is broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (if the Commission is not in session) and features various "experts" on land use related issues of interest to county residents. The *PC Roundtable* has covered more than 30 topics to date.

The January 2008 broadcast will provide an update on the Tysons Corner Task Force activities.

The programs described below were broadcast from September-December 2007. They can be viewed via live video streaming during the scheduled Channel 16 broadcast or anytime through Video on Demand at :

[www.fairfaxcounty.gov/cable/channel16/pc\\_roundtable.htm](http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm).



### **The Role of the County's Economic Development Authority – September 2007**

This edition explored the role of the Fairfax County Economic Development Authority (FCEDA) and the Economic Development Authority Commission. The program included Planning Commission Chairman Pete Murphy and his guests: Lee District Planning Commissioner Rodney Lusk; Dr. Gerald Gordon, President, FCEDA; and Michael Horwatt, Vice-Chairman of the FCEDA Commission, as they discussed the services FCEDA provides, how this enhances the county's commercial tax base and why that is important to the citizens of Fairfax County.

### **The Role of Fairfax Water – October 2007**

This program featured Planning Commission Chairman Pete Murphy and his guests: Philip Allin, Chairman of the Fairfax Water Board of Directors; Burton Rubin, Board of Directors, Springfield District; and Charles Murray, General Manager of Fairfax Water, as they discussed the role of Fairfax Water, its Board of Directors and the types of facilities used to provide a quality water supply to Fairfax County residents.

### **An Update on the Fort Belvoir BRAC Implementation Process – November 2007**

The November edition featured the latest update on the Department of Defense's Base Realignment and Closure (BRAC) implementation plans for Fort Belvoir and its impact on County traffic, employment, schools and housing. The program also briefly explored the process for possible amendments to the county's Comprehensive Plan associated with BRAC plans. Participants were: Planning Commission Chairman Pete Murphy, Col. Mark Moffatt, Deputy to the Installation Commander for Transformation at Fort Belvoir; Dr. Rick Repeta, Director of the Office of Integration and Transition at Dewitt Army Community Hospital; and Marianne Gardner, Chief of the Policy and Planning Division of the Fairfax County Department of Planning and Zoning.

### **Progress Report on the County's West Ox Road Public Safety and Transportation Operations Center (PSTOC) – December 2007**

The December broadcast features a progress report on PSTOC and its various components, now under construction. The program participants are: Planning Commission Chairman Pete Murphy; Tracy Shelton, General Manager for the PSTOC; and Hossein Malayeri, Project Coordinator, Building Design Branch, Capital Facilities, Department of Public Works and Environmental Services, discussing various services which will be housed in the complex and the critical infrastructure it will provide for Fairfax County and Northern Virginia.

## Chairman Murphy Receives Fowler Award

Congratulations to Planning Commission **Chairman Peter F. Murphy, Jr.**, for being selected as the 2007 recipient of the Lawrence V. Fowler Award. The Fairfax County Board of Supervisors presented him with this award at its November 19th meeting.

This award was established last year to recognize distinguished service by a member of a county board, authority or commission (BAC). To be considered, individuals must have served on a BAC for at least 10 years demonstrating exceptional service contributions to the overall quality of life in the community. The award is named for Lawrence V. Fowler, who served for 41 years on the Fairfax County Consumer Protection Commission and its predecessor.



# Planning Commission Mailbag



Readers are welcome to submit questions via the Planning Commission Web site and receive answers in future issues. All questions should be submitted to:

[plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov) or via our Web page at <http://www.fairfaxcounty.gov/planning>.

## **How many members serve on the Planning Commission? What are their terms?**

Section 15.2-2212 of the *Code of Virginia* and Article 19-103 of the Zoning Ordinance require that the Planning Commission consist of not less than 5 or more than 15 members, appointed by the Board of Supervisors. Since January 1992 with the addition of the Sully District seat, 12 members serve on the Commission; one representing each of the 9 supervisory districts and 3 serving in an at-large capacity.

Terms of office for Commissioners usually commence in January and expire at the end of December four years later or until a successor takes office; however, Commissioners may be reappointed for additional terms. Commissioners who resign, die or are removed by the Board for malfeasance during their term are filled by appointment for the unexpired term only. Presently, Commission terms are staggered and expire on a 4:3:2:3 basis (see table on page 11).

## **How are members appointed to the Commission?**

District members are proposed by the appropriate District Supervisor; at-large members are proposed by the Board Chairman; and all are endorsed by the full Board of Supervisors. Each newly-appointed or reappointed Commissioner takes an oath of office, administered by the Clerk of the Circuit Court, during a swearing-in ceremony generally in January.

## **What are the eligibility requirements for appointment to the Commission?**

*Virginia Code* Section 15.2-2212 defines eligible members of the Commission as “residents of the locality, qualified by knowledge and experience to make decisions on questions of community growth and development; provided, that at least one-half of the members so appointed shall be owners of real property.”

## **How are the Commission’s officers elected?**

As defined under Section 3-102 of the Planning Commission *Bylaws and Procedures*, the Chairman, Vice Chairman, Secretary and Parliamentarian are each elected by a majority vote of the Commission at the third meeting of each calendar year after a newly-constituted Commission convenes with a quorum present. The elected members take office immediately and serve for one year or until successors take office. The pending election is announced at two consecutive meetings prior to the meeting at which the election is scheduled. A Commissioner is not prohibited from serving more than one term in the same office. Vacancies in office are filled immediately by the election procedures specified in the *Bylaws*.

## **How are the members appointed to the standing and special committees of the Commission?**

Early in the calendar year, at the

request of the Commission Chairman, members submit their preferences for the standing and special committees of the Planning Commission to the Executive Director of the Commission Office. The Chairman and Vice Chairman review the committee preferences and propose appointments to the committees. The proposed committee assignments are subject to approval by a majority vote of the Commission membership. There is no limit to the number of committees to which a Commissioner may be appointed. Officers are elected by committee members at the initial committee meeting following its annual constitution. An officer of the Commission may not serve as chairman of a standing committee; however, any Commission member may serve as chairman of a special committee, regardless of other offices held.

## **Do Commissioners receive training?**

Prior to their first Commission meeting, newly-appointed members receive copies of the *Planning Commission Handbook* and the *Bylaws and Procedures* in addition to briefings from Commission staff members regarding notification requirements, public hearing procedures, official records, compensation and other essential topics. New Commissioners are also encouraged to complete the Citizens Planning Education Association of Virginia’s Certified Planning Commissioners’ Program. That training provides information about the legal and technical

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# 2007 Web site Statistics

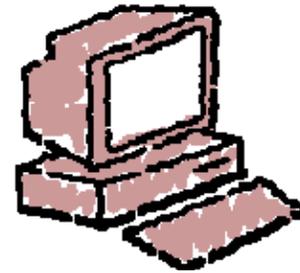
Cumulative year end statistics show that the Planning Commission Web site experienced a high volume of visitors in 2007, receiving 63,925 visitors. The Web site experienced more visitors in 2006 (73,620) but at time of publication the complete statistics for December '07 were not available. July was the most active month overall with 8,111 views, followed by March with 7,488 and January with 6,784.

While the majority of these visitors were from the United States, many were not local. Three of the top five localities who viewed the site this year were not from Virginia: Marina Del Rey, CA; Redmond, WA; and Las Vegas, NV.

The Planning Commission Web site continues to attract international attention as well. Australia, Canada, Japan and China rounded out the top five countries which visited our website.

## Top 5 Pages Viewed

1. The Planning Commission Homepage  
<http://www.fairfaxcounty.gov/planning/>
2. Calendar and Agenda  
<http://www.fairfaxcounty.gov/planning/meetingcalendar.htm>
3. TOD  
<http://www.fairfaxcounty.gov/planning/tod.htm>
4. Summaries  
<http://www.fairfaxcounty.gov/planning/summaries.htm>
5. Committees  
<http://www.fairfaxcounty.gov/planning/committee.htm>



## 2007 Statistics

Total Visitors: 63,925  
 Average Visitors per day: 185  
 Website Hits for Entire Site: 459,913  
 Average Hits per day: 1,333

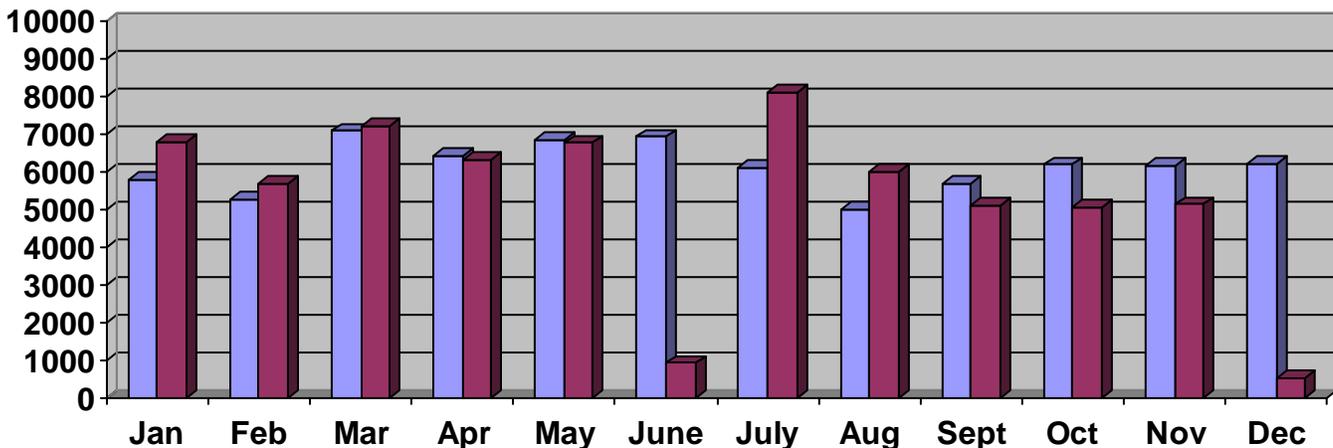
## Top 5 Views by Locality

1. Marina Del Ray, CA
2. Redmond, WA
3. Herndon, VA
4. Las Vegas, NV
5. McLean, VA

## Top 5 International Visitors

1. United States
2. Australia
3. Canada
4. Japan
5. China

■ 2006 Visitors ■ 2007 Visitors



# Quarterly Land Use Actions

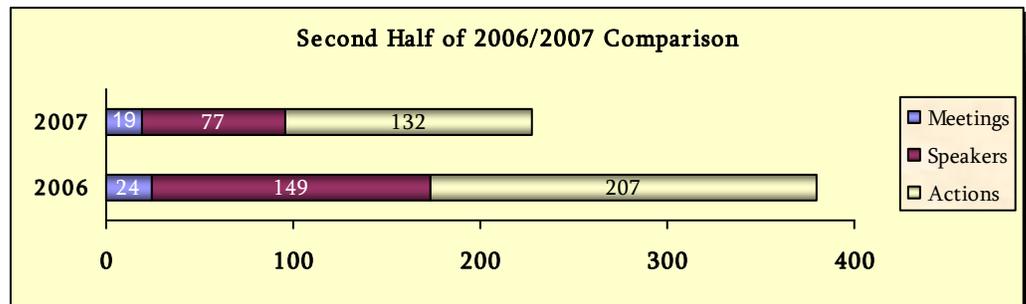
## Land Use Actions

### Overview of 2007 Third & Fourth Quarter Actions

During the last six months of 2007, the Planning Commission held 19 regular meetings, took action on 132 land use applications and heard testimony from 77 speakers.

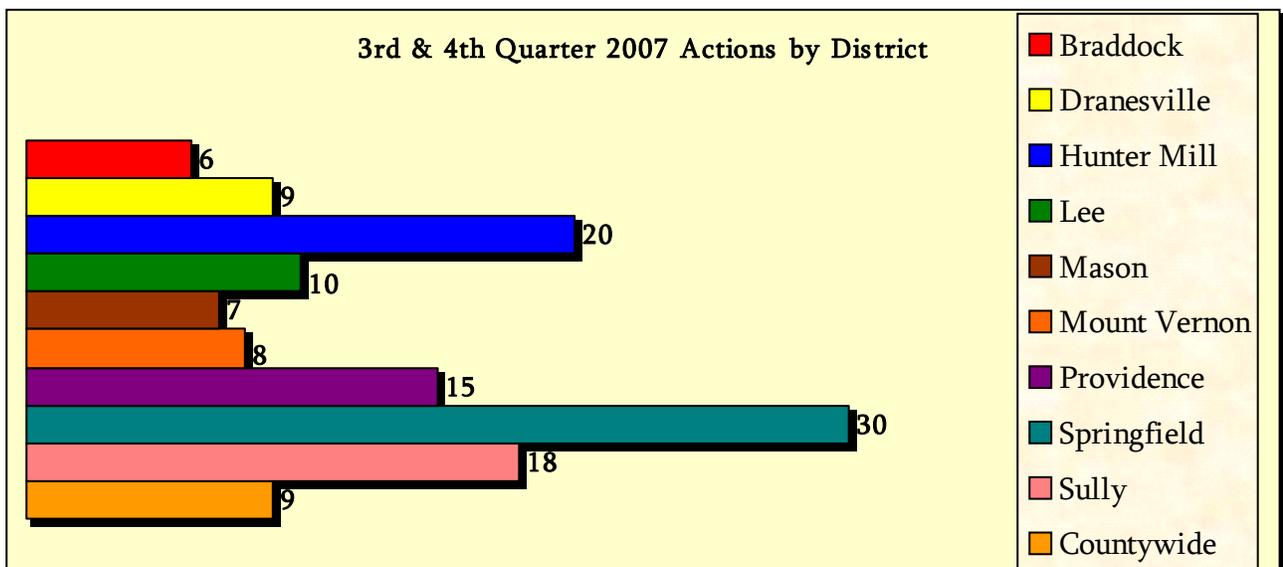
2007: Third & Fourth Quarter Data			
	3 <sup>rd</sup> Quarter July - September	4 <sup>th</sup> Quarter October - December	Totals
Meetings	9	10	19
Speakers	55	22	77
Actions	53	79	132

As shown in the figure to the right, there was a significant reduction in the number of 2007 meetings, actions and speakers as compared to the second half of 2006. Part of the higher activity in 2006 can be attributed to the North County Area Plans Review (APR) mark up session that occurred in July 2006, (at which time the Commission took action on 60 items) and that there was not an APR process in 2007. In addition, six Planning Commission meetings were cancelled in the second half of 2007 (due to public hearing deferrals) resulting in a lower than expected level of activity.



### District Breakdown

More than half of the 132 land use actions taken by the Planning Commission in the second half of 2007 were on items located in the Springfield, Hunter Mill, and Sully Districts. Springfield was the most active district (30 actions) and the least active districts were Braddock (6 actions) and Mason (7 actions). The figure below depicts the land use activity for each district for the third and fourth quarters of 2007.



## Comprehensive Plan Review Comparisons, Part 3

This issue of the *Planning Communicator* concludes our series on Comprehensive Plan Review procedures between Fairfax and its state-wide neighbors.

Section 15.1-446.1 of the *Code of Virginia* requires all local governments to prepare and adopt comprehensive plans and Section 15.1-454 requires review of those plans every five years.

Name of Jurisdiction	Description of the Comprehensive Plan Amendment Process—frequency of reviews or amendments	Ad hoc amendments: extent of separation between the Comprehensive Plan amendment and land use application.	Comprehensive Plan process divided by topic or geographic area?	Key issues confronted on this topic in the last two years. Current problems with regard to growth and the Comprehensive Plan.
<b>Fairfax County</b>	Four-year cycle: Plan monitoring Policy Plan North County Area Plan amendments South County Area Plan amendments	Many out-of-turn amendments are initiated with rezoning applications. Activities are processed on a coordinated schedule with Board action on Plan amendments generally prior to the PC public hearing on the rezoning.	Area plans are organized geographically. The Policy Plan is organized by topic.	Traffic/transportation issues Stormwater issues Mass-transit Affordable Housing Transit-oriented development Green building issues
<b>Henrico County</b>	Every five years.	Amendments to the adopted Plan can be made at any time conditions warrant.	Plan has three topics: Land Use Major Thoroughfare Parks, Recreation & Open Space	Population growth Residential housing deficit Retail development
<b>Albemarle County</b>	Every five years.	Amendments can be initiated at any time.	Divided by topic: Land Use Rural Area Economic Development Affordable Housing	Population growth Resource protection Rural preservation
<b>Rockingham County</b>	The Plan is subject to both annual and five-year review.	Applications may be submitted at any time.	Divided by geographic areas; policy plan organized by topic.	Population growth Housing Public utilities Agricultural preservation
<b>James City County</b>	Every five years.	Applications are due in January of a review year.	By topic.	Growth management Agricultural and rural preservation Historic sites
<b>York County</b>	Every five years.	No submission deadlines.	By topic; Land Use divided by sub-areas.	Environmental Preservation (Chesapeake Bay) Historic sites Promoting Parks and Green Spaces Economic development Traffic
<b>Roanoke County</b>	Every five years.	Amendment applications are accepted annually in January and July.	By topic.	Environmental preservation Affordable housing Public transportation
<b>Montgomery County</b>	Strategies and policies are reviewed on a revolving two year basis; objectives are reviewed every four years.	Applications may be submitted at any time as long as they are in conformance with the timeline.	By topic.	Limiting sprawl to urban areas (Blacksburg & Christiansburg) Agricultural preservation Transportation

## Committee Activities: September-December 2007

There were nine committee meetings held from September through December. Each committee is working on specific land use-related issues and the following is a brief synopsis of those activities.

### Environment Committee



Members: James Hart, Nancy Hopkins, Rodney Lusk, Tim Sargeant  
Alternates: Walter Alcorn, Frank de la Fe, Ken Lawrence

The Environment Committee met four times during the last three months of 2007 in response to a Board directive to develop options for green building incentives to be considered as part of Policy Plan Amendment S97-CW-3CP. Public hearings were held by the Planning Commission on November 8, 2007 and by the Board on December 3, 2007.

The Committee began the last quarter with a Green Building workshop on September 6th and met again on September 19th, October 4th and November 15th for follow-up discussions on the Green Building proposals. During the September 6th workshop, committee members discussed the draft proposal by DPZ staff entitled "Encouraging Green Building Practices through the Comprehensive Plan". The Board also requested that the Commission review possible bonus densities that might be utilized to encourage use of green building practices and could possibly be tied to LEED (Leadership in Energy and Environment Design) certification. Consideration was also asked to be given to special exception/site plan processes in certain zoning districts and additional building height of up to three stories where deemed applicable. Other possibilities included creation of a "green building" fund and an expedited review process for applications including such practices. The September 19th meeting included a presentation by the Green Building Initiative on the Green Globes Environmental Assessment and Rating System. At the October 4th meeting, committee members and staff discussed Comprehensive Plan guidance to support green building and other non-Plan incentive items such as expedited plan review, tax incentives and the ability of inspection staff to recognize green building approaches.

At the final meeting of the year, the Committee commented on the public testimony received at the November 8th public hearing, considered text changes

recommended by the staff, and discussed the LEED certification process.

The next Environment Committee meeting is scheduled for **January 16, 2008**.

### Fort Belvoir Committee (BRAC)

Members: Earl Flanagan, Rodney Lusk, Pete Murphy, Tim Sargeant  
The Fort Belvoir/BRAC Committee met on September



20th and October 25th, and focused on reviewing the BRAC-related Area Plans Review (APR) process, outreach activities and procedures.

On September 20th the committee met to discuss the BRAC-related impact on areas ranging from the Potomac River to Rolling Road, the related Comprehensive Plan language and the proposed timeline for the BRAC-related APR activities.

While the bulk of the meeting concerned the APR nomination process, the committee and DPZ staff also discussed the VDOT Traffic Impact Analysis seminar scheduled on October 27th.

Also in attendance was Don Carr, Director of Public Affairs, U.S. Army Fort Belvoir. Carr and Chairman Peter Murphy agreed that Fort Belvoir should have a representative on the BRAC-related APR task force. Murphy also recommended that the task force be composed of 5 members from each of the three supervisory districts (Lee, Mount Vernon and Springfield) affected by the base realignment, for a total of 15 voting members.

The October 25th meeting allowed committee members to provide feedback on the proposed BRAC-related APR process guidelines, receive a staff status update on public outreach and publications and review next steps.

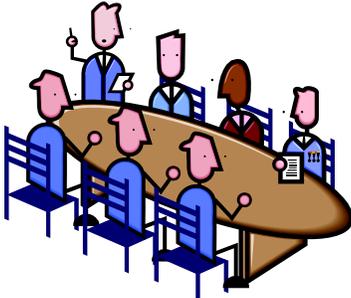
Lindsay Mason, BRAC Senior Planner for DPZ, informed the committee that consultants were reviewing and redesigning the format of all proposed

*(Continued on page 11)*

## Committee Activities: May-July 2007

(Continued from page 10)

documents, finalize a logo and organize outreach efforts to reach as many citizens as possible in the three affected districts. Posting all materials on the APR Web page, along with updates, was also discussed as an initiative.



At the conclusion of this meeting, the committee voted to adopt the *2008 BRAC-Related Area Plans Review Guide* with the amendments suggested by the committee.

### Policy and Procedures Committee

Members: Walter Alcorn, Suzanne Harsel, James Hart, Janet Hall, Ken Lawrence  
 Alternates: Earl Flanagan, Nancy Hopkins, Rodney Lusk

The Policy and Procedures committee met on October 3rd, October 11th and November 7th to continue discussions on the APR process for amending the Comprehensive Plan. The committee reviewed the draft *2008-2009 North County Area Plans Review Guide*. After discussing the proposed new screening process and ways to expand information delivery to the public, the committee suggested changes to the text.

At the conclusion of the November 7th meeting, the committee voted to adopt the *2008-2009 North County Area Plans Review Guide* with the amendments suggested by the committee.



### Redevelopment and Housing Committee

Members: Frank de la Fe, Earl Flanagan, Suzanne Harsel, Ron Koch, Rodney Lusk, Tim Sargeant  
 Alternates: Walter Alcorn, Nancy Hopkins

The Housing Committee met on September 27th to discuss Universal Building Design. On a request from Braddock District Supervisor Sharon Bulova, the committee, along with staff, was asked to examine the issue and specifically review a townhouse community in Burke Centre that was being built to Universal Design specifications by Landmark Property Development LLC. Audrey Clark, Building Plan Review Division, LDS, DPWES, showed the difference between accessible and universal elements. The committee also reviewed designs that Prince William County already had in place and the extra cost associated with this building design.

James Patteson, Director of Land Development Services for DPWES, discussed the possibility of County advocacy for Universal Design and which changes were needed to the Policy Plan to encourage adoption.

## Planning Commission Mailbag

<u>Term Expires</u>	<u>District Represented</u>
12/31/2007	Braddock, Lee, Sully, At-Large
12/31/2008	Dranesville, Providence, At-Large
12/31/2009	Hunter Mill, Mount Vernon
12/31/2010	Mason, Springfield, At-Large

(Continued from page 6)

background on planning and zoning, powers and duties of the planning commission, responsibilities of the planning commissioner and the planning process and practices.

### Are the Commissioners paid?

As permitted under *Virginia Code* Section 15.2-2212, the Board of Supervisors provides for compensation to the Commission members for their services. Currently, members earn a stipend of \$15,000.



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**2007  
Planning  
Commission**

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

Walter Alcorn  
Vice-Chairman  
*At-Large*

Suzanne F. Harsel  
Secretary  
*Braddock District*

Frank A. de la Fe  
Parliamentarian  
*Hunter Mill District*

Earl Flanagan  
*Mount Vernon*

Janet R. Hall  
*Mason District*

James R. Hart  
*At-Large*

Nancy Hopkins  
*Dranesville District*

Ronald W. Koch  
*Sully District*

Kenneth A. Lawrence  
*Providence District*

Rodney L. Lusk  
*Lee District*

Timothy J. Sargeant  
*At-Large*

## Sully District Change: Farewell to Ron Koch

Long-time Commissioner Ron Koch, who served At-Large from January 1983 until December 1988, and as the Sully District representative from January 1992 until his retirement at the end of 2007, will be missed by the Commission and staff. Recognized numerous times in the past for his many hometown contributions, he



was also the recipient of a 2007 resolution by the Commonwealth of Virginia's General Assembly recognizing his community work and volunteer achievements.

At Koch's last meeting on December 6th, At-Large member Commissioner Hart indicated, "It has been an honor and a privilege for me to work with Ron over the last few years.... He faced a lot of controversy at different times, but I think he's always tried to stay above it and he worked very well with the citizens, both with Sully District Council and the WFCCA, trying to get a consensus. He's very low-key about his accomplishments...I think he always respected what the citizens were trying to do, even if he didn't always agree with what speakers had to say, and I think that both of the citizen groups valued very much their working relationship with him...He tried very hard to involve citizens in the process.... He was always reaching out to people.... I'm going to miss him. I'm certain that the rest of the Commission is going to miss him and I think that we and the community collectively owe him a great deal of thanks for his contributions over these past 25 years."

Lee District Commissioner Lusk added, "It's a big loss. He's the friendliest Commissioner. All the new people when they come on [the Commission], he's the one who spends time talking to them and getting to know them. We're going to lose a really good

public servant."

Braddock Commissioner Suzanne Harsel also noted, "I'm going to miss you.... You have done so well and represented the Sully District so very, very well. And, you're going to be a loss."

In response, Commissioner Koch said, "I just want to

say how much I have enjoyed my tenure on this Commission. I'm going to miss it very, very much, but what I'm going to miss the most is the people; not just my fellow Commissioners, but the staff and the land use committees and the representatives of the development community.... I just want to thank you so much for your friendships. I'll always remember you fondly...." (For more information on Koch, view his article in the August 2006 issue: <http://www.fairfaxcounty.gov/planning/August2006Newsletter.pdf>.)

Effective January 2008, John L. Litzenger, Jr. will serve as the new Sully District representative on the Planning Commission. Litzenger is currently the Sully District representative on the Redevelopment and Housing Authority and will remain in that position until his term expires in July. Additional information on the new Sully Commissioner will be provided in the March 2008 edition of the *Planning Communicator*.



## Planning Commission Holiday Open House

Planning Commission Staff hosted a holiday open house from 3 to 5 p.m. on December 18th, inviting former and current Commissioners and staff. With approximately 35 attendees exchanging holiday greetings and recalling fond memories, a great time was had by all!

Guests included some who served varying terms from the 1960s - 1990s (left to right): Bill Lockwood (Providence District); Jim Wyckoff, Jr. (former Staff Director); Rosemarie Annunziata (Providence District); Carl Sell (Lee District); George Lilly (Dranesville District and former Chairman); and John Palatiello (Hunter Mill District).



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

Kara DeArrastia  
Sara Robin Hardy

Barbara Lipa  
Christopher Remer



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