

Planning Commission Meeting
May 31, 2012
Verbatim Excerpt

S11-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (UPDATE OF LAND USE PLAN MAP)

Decision Only During Commission Matters
(Public Hearing held on May 10, 2012)

Commissioner Hart: Secondly, I have a decision only. This is on a Plan Amendment, S11-CW-1CP. At the outset, Mr. Chairman, please let me thank the citizens who either spoke at the public hearing or submitted comments through the process over the last several months. Let me also thank staff, particularly Meghan Van Dam, Marianne Gardner, Sterling Wheeler, and Fred Selden, for their fine work on this complicated project. Let me also single out Harry Rado for his overseeing the digitization and his revisions to the map. As staff mentioned, the Amendment would revise the Comprehensive Land Use Plan Map to show Fairfax County Board of Supervisors actions taken through April 12, 2012, and conditions which have changed since the last printing of the maps, such as public facilities and public parks. The Amendment has staff's favorable recommendation, with which I concur. We deferred our decision to allow for additional corrections and to allow time for the Commission to review the most recent changes. I believe that we're now ready to move forward on this item. Therefore, Mr. Chairman, I will have two motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT S11-CW-1CP, FOUND ON PAGES 10 THROUGH 12 OF THE STAFF REPORT DATED APRIL 26, 2012, AND INCORPORATING ALL REVISIONS ON THE NEW MAP DATED MAY 2012, DISTRIBUTED TO THE COMMISSION ON MAY 17.

Commissioners Lawrence and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Lawrence. Is there a discussion of the motion?

Commissioner Flanagan: Yes, Mr. Chairman?

Chairman Murphy: Yes, Mr. Flanagan.

Commissioner Flanagan: Yes, I'm sure that each of we Commissioners have reviewed the plan, particularly with regard to our – each district.

Commissioner Alcorn: I reviewed the whole County.

Chairman Murphy: That's because he's At-Large.

Commissioner Flanagan: And in the process of reviewing some of the land uses – planned land uses in the Mount Vernon District, I noted that there was a mobile home park – the Penn [Daw] Mobile Home Park at Kings Crossing – that is listed on the Plan as a planned mobile home park.

In fact, the Area Plan does not plan that – the land that it sits on as a mobile home park. So I did ask the staff as to why this was still on the current map as being planned as a mobile home park. And I think they had an explanation for me that I would like to have them repeat to the other Commissioners as well as to me.

Chairman Murphy: I hope we can make it brief because this is on verbatim now.

Marianne Gardner, Planning Division, Department of Planning and Zoning: The mobile home park that you are talking about, Commissioner Flanagan, doesn't have any specific Plan text so we refer only to the map. The map, I believe, had as its density range five to eight dwelling units per acre and then it's further sort of described with a symbol, MHP – or MH, sorry, for mobile homes. So that, in effect, does plan it for a mobile home park.

Commissioner Flanagan: I just want the Commission to note that I was concerned about that because the Zoning Ordinance limits mobile homes to six dwelling units per acre whereas the Plan calls for five to eight and so I was concerned at that inconsistency. But maybe we'll address that later on so I'm satisfied with supporting the motion now.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: I'd just like to acknowledge this is not a perfect process – that there are many such anomalies in our Comprehensive Plan. The map, I think, reflects many of those, but I think it's the best we have right now so I'm going to support the motion. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion on S11-CW-1CP as articulated by Mr. Hart, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Thank you. Secondly, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF PURSUE WORK ON THE FOLLOW-ON CONSIDERATIONS LISTED ON PAGES 12 AND 13 OF THE STAFF REPORT, DATED APRIL 26, 2012, TO CONSIDER APPROPRIATE MODIFICATIONS TO THE COUNTYWIDE TRANSPORTATION PLAN MAP AND TRANSPORTATION POLICY SECTION AND TO DEVELOP A GIS-BASED INTERACTIVE MAP AND, IN ADDITION, FOR STAFF TO REVIEW AND EVALUATE THE CATEGORY OF "PRIVATE OPEN SPACE" FOR CONSISTENCY AND CLARITY. AT THE CONCLUSION OF THIS WORK, STAFF SHOULD PROVIDE RECOMMENDATIONS TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS ABOUT THE

NEXT STEPS AND ANY APPROPRIATE SCOPE OF ADVERTISING TO ADDRESS THESE REMAINING ITEMS.

Commissioners Alcorn and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Alcorn. Is there a discussion of that motion? Mr. Lawrence.

Commissioner Lawrence: Mr. Chairman, does the motion as worded allow for – in the staff’s recommendations – a recommendation addressing some form of periodic scrubbing of the product once we get it digitized?

Commissioner Hart: Mr. Chairman, I did not expressly spell that out as an item in the motion, but I think I would defer to Ms. Gardner or Ms. Van Dam to explain what we’re going to do about catching other things in the net. I mean – I think as Commissioner Alcorn has recognized, it’s not a perfect process. As Commissioner Flanagan points out with the mobile home park, there are going to be – the longer we look at the map, there are going to continue to be questions about details. This is a work-in-progress. But I would – again, we’re on verbatim. But, I would defer to Ms. Van Dam or Ms. Gardner.

Ms. Gardner: In the follow-on considerations the – up at the sort of the introduction on page 12 it says, “staff recommends that continued analysis be conducted, coordinated with County departments and presented to the Planning Commission and the Board, for further action,” and then it lists the ones that we’ve specifically identified. But by no means did we think that this list would be inclusive so we did, as a part of our – of the work we’re doing for Fairfax Forward – anticipate that we would need to do periodic scrubbing. And we have been actually talking to the County Attorney about what does and does not require a public hearing for a change or an update. So that’s something that we can come back to you with.

Commissioner Lawrence: Thank you, Mr. Chairman. That clarifies that point.

Commissioner Hart: Mr. Chairman, let me – on that point – let me just add I did put in here about staff making a suggestion about appropriate scope of advertising. And one of the problems that we’ve had is that sometimes the problem is identified, but it’s not something that we advertise we can fix. My thought would be by saying, “appropriate scope of advertising,” anything that comes up, staff can say, “Okay, this is what we’re going to do and this is what we need to advertise to fix it.” So even if we – I don’t know what the problem is. Hopefully, staff will tell us and we’ll be back in business.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion as articulated by Mr. Hart, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much. Now that we're off verbatim, I – when this was all coming about – I asked the staff if they could just give me a little background on this project and tonight they gave me something. If you don't mind, I'd just like to read this – because it's kind of fascinating. Harry Rado is up here, who is the mastermind behind – oh, over here. I'm sorry. I was looking over at the wrong side. I just want to read this because it's very interesting, at least to me. Harry Rado at the Planning Division made the digitized Comprehensive Plan Map a reality. Thanks to this technology, the Comprehensive Plan Map will be regularly updated and published electronically as Amendments are adopted by the Board of Supervisors. Harry began this massive project in 1996 by digitizing manual pencil work, project-by-project. With consultant assistance in 2002, the project crept forward. During the major studies and Area Plans Review work of the next years, Harry continued to update the map. Thankfully, Harry “Mercator” Rado, and I'll tell you why he's called “Mercator” Rado in case – I knew this, but I want to read it because I'm sure you don't know it – persevered and the digital map 16 years in the making was completed in 2012. Now “Mercator” is Gerardus Mercator, who presented the Mercator projection – a cylindrical map projection in 1569 and that was the year I got on the Planning Commission so I really remember it very well. Harry, thanks a lot. Stand up, Harry. Take a bow. This is a tremendous project. Thank you very much. I wanted to throw that in because I just didn't understand – I mean, I knew the map.

Commissioner Hart: We should put that on the verbatim.

Chairman Murphy: Yeah, I should've probably – you can put it on the verbatim. Yeah, go ahead. It's Mr. Hart's case. If he wants another verbatim, that's fine by me.

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(The motions carried unanimously with Commissioner Hall absent from the meeting.)

JLC