



# County of Fairfax, Virginia

## MEMORANDUM

**TO:** Board of Supervisors

**SUBJECT:** Summary Notes from the **October 11, 2016**, Development Process Committee Meeting

**DATE:** December 1, 2016

The following Board Members attended the Development Process Committee (Committee) meeting: Committee Chair Kathy L. Smith, Sully District; Chair of Board of Supervisors Sharon Bulova; Supervisor John C. Cook, Braddock District; Supervisor John W. Foust, Dranesville District; Supervisor Catherine M. Hudgins, Hunter Mill District; Supervisor Penny Gross, Mason District; Supervisor Daniel G. Storck, Mount Vernon District; Supervisor Linda Q. Smyth, Providence District; and Supervisor Pat Herrity, Springfield District.

The following is a summary of the highlights of the discussion at the October 11, 2016, meeting.

### **Posting Signs on Infill Lots:**

Bill Hicks, Director, Land Development Services (LDS), presented additional information for the continued discussion of the implementation of Va. Code §15.2-961.2 to allow the County to post signs on private lots when an infill lot grading plan has been submitted to the County for review. Mr. Hicks provided information in response to the discussion at the September 13, 2016, Committee meeting regarding the types and numbers of applicable plans, the proposed text of the signs, the extent of applicability of the provision, the possible alternative methods to notify adjacent property owners, and the estimated costs for various options and levels of service.

Discussion ensued, regarding the consensus of the Committee, the direction given to staff at the September meeting, the various options for providing notifications, the level of service when responding to the neighbors and staff time, and the associated impacts on the budget. The committee directed staff to continue with implementation of the contractor option, and prepare and present proposed amendment to the Board for authorization to advertise the public hearings.

### **Small Business and Retail Initiative - A Fairfax First Initiative Update:**

Ellie Coddling, of LDS' Customer and Technical Service Center and Andrew Hushour, Deputy Zoning Administrator in DPZ presented a brief update of the Small Business and Retail Initiative. The objective of this initiative is to improve the experience of opening small business

and retail establishments in Fairfax County through sharing and simplifying information. Staff expect to publish a web tool in November and streamlined sign processing in 2017. The remaining implementation is worked into the twelve Fairfax First programs.

**Increase in R-1 District Residential Building Height:**

On September 20, 2016, the Board adopted Zoning Ordinance Amendment ZO-16-455 which allows a maximum building height of 40 feet for single family detached dwellings in the R-C and R-E Districts provided that a minimum required yard of 50 feet is maintained from all lot lines for any dwelling taller than 35 feet. The Board declined to adopt the provisions of the proposed amendment that would have allowed a maximum building height of 40 feet in the R-1 District subject to the same setback requirements of 50 feet and requested staff to provide additional information concerning the potential impacts of allowing additional building height in the R-1 District at an upcoming Development Process Committee Meeting.

Lorrie Kirst, Senior Deputy Zoning Administrator, provided information pertaining to the existing R-1 District requirements; implementation of the recently adopted height increase in the R-C and R-E Districts; the amount and location of R-1 zoned property based on different lot sizes; potential building footprints and elevations; and the number of building permits and height certifications issued for new single family dwellings in the past six months. Three alternatives were presented to the Committee for consideration. After discussion, the consensus was to make no changes to building height in the R-1 District. Therefore, the maximum building height of 35 feet will remain in the R-1 District.

**The Fairfax County Board of Supervisors' next Development Process Committee meeting has not yet been scheduled.**