



## BARBARA BYRON APPOINTED DIRECTOR OF NEW PLANNING AND ZONING AGENCY



At its meeting on Tuesday, Nov. 20, the Board of Supervisors appointed Barbara Byron the director of a future department that will combine the Department of Planning and Zoning (DPZ) and the Office of Community Revitalization (OCR). The appointment was made effective Dec. 10 to facilitate Byron's participation in the development of the new agency, which will be launched in 2019.

Byron has been the director of OCR since it was created in 2007. The agency is charged with the revitalization of Fairfax County's older commercial and mixed-use areas, including efforts to redevelop Tysons from an auto-oriented edge city into a pedestrian-oriented urban environment. In addition, Byron has a primary role in the county's public/private partnerships, including the formulation of community development authorities and tax increment financing initiatives, such as the Mosaic at Merrifield development.

Between 1986 and 2007, Byron was the director of the Zoning Evaluation Division in DPZ. In that position, she was responsible for direction and oversight of the nearly 500 rezoning, special exception, special permit and variance applications that are presented to and decided by the Board of Supervisors, Planning Commission and Board of Zoning Appeals each year.

Fred Selden, the director of the Department of Planning and Zoning, is scheduled to retire in mid-2019. Work is underway to create a new department headed by Byron that will include the portfolios of both DPZ and OCR.



## ELECTRONIC BUILDING PLAN REVIEW

Land Development Services has launched digital plan review - ePlans - for the following plan types:

- **New commercial structures** (New Multi-Family (R2) projects coming soon)
- **Commercial interior alterations** (Plans that include exterior work need to be applied for and submitted via the paper process)

To get started, visit [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov) and search "ePlans."

The date will soon be announced for the launch of ePlans for site plans and minor site plans.

## NEW COMMERCIAL WALK-THRU PROGRAM

For the project types listed below, customers can now apply for a permit and obtain a same-day, face-to-face review with county staff.

- Systems furniture
- Tenant space demolitions
- Sales trailers
- Sales offices in model home garages
- Kiosks requiring sprinklers (*non-sprinklered kiosks do not require a plan review*)
- New antennas on existing poles/towers (*replacement antennas on existing poles/towers do not require a permit*)
- Awnings (*canopies with posts are ineligible*)

For more info, visit [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov) and search "walk-thru program."

## BOARD APPROVES CHANGES TO COUNTY CODE AND THE PFM

Fairfax County reached a milestone in its journey to achieve greater flexibility and clarity in the development review process. On December 4, 2018, the Board of Supervisors adopted amendments to Chapter 101 (Subdivision Provisions) and Chapter 122 (Tree Conservation Ordinance) of The Code of the County of Fairfax, Virginia, and to the Public Facilities Manual (PFM). The PFM changes are a result of the “PFM Flex Project,” a Fairfax First initiative to improve the speed, consistency and predictability of the county’s land development review process, which incorporated months of stakeholder input and staff review. The amendments are now in effect.



The PFM Flex Project amendments include technical and non-technical changes.

### Technical changes include:

- Adding a streamlined certification process for in-ground pools, in lieu of a soils report;
- Updating the exploration requirements for buildings smaller than 5,000 square feet;
- Revising the factor of safety for slope stability in problem soil areas;
- Eliminating curvilinear pipe design requirements;
- Revising outfall requirements in floodplains;
- Updating requirements for stabilizing ground cover;
- Defining aerial access requirements for high rise buildings;
- Clarifying hydrant requirements for fee simple townhouses;
- Accommodating emergency access for rooftop, indoor and courtyard pools;
- And increasing flexibility for counting tree canopy.

### Non-technical changes include:

- Replacing the term “shall,” throughout the PFM, based on terms in the updated interpretations section of Chapter 1;
- Adding hyperlinks to internal and external references;
- And removing outdated and extraneous text.

The updated PFM and the staff report can be found on the website. Go to [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov) and search “PFM Flex.” If you have any questions, please contact Don Lacquement with the Site Code Research and Development Division, at 703-324-1780, TTY 711.



## NEW ONLINE PAYMENT OPTION AVAILABLE

To improve customer service, Fairfax County Land Development Services is now accepting online payments for elevator/escalator inspections.

Visit [www.fairfaxcounty.gov/landdevelopment/elevators](http://www.fairfaxcounty.gov/landdevelopment/elevators) for more information.

## ZONING ORDINANCE MODERNIZATION IS IN FULL SWING

Fairfax County, in its ongoing effort to modernize the county's 1970s era Zoning Ordinance, presented the draft industrial land use zoning regulations as a pilot section of the seven proposed land use classifications during a series of outreach meetings the week of October 8, 2018. In addition, a public meeting was held on January 8, 2019, at the Government Center to present the recently released second series of use categories for public, institutional and community land uses.

The proposed new format of the Zoning Ordinance will make it more user friendly, improve mobile device accessibility, and uses language that is easily understandable. Use tables group use classifications under one of the seven broad categories that include Agriculture; Commercial; Public, Institutional, and Community; Residential; Accessory; and Temporary were introduced and will provide for consistency and ease of understanding and implementation. Hyperlinks to definitions and use standards are a feature that is included in the tables.

### Modernized Use Names, Definitions and Regulations

- Industrial uses (October 2018)
- Public, institutional, and community uses (November 2018)
- Agricultural and commercial uses (expected early 2019)
- Residential, accessory, and temporary uses (expected Spring 2019)

*(As sections are released, they are made available online. Search zMOD at [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov))*

The outreach effort extends to citizen and industry work groups, staff focus groups, and recently included a presentation by county consultant Don Elliott of Clarion Associates to Fairfax County's Northern Virginia Builders Industry Association (NVBIA) membership. In addition to presentations before the Board of Supervisors' Development Process Committee and the Planning Commission's Land Use Committee which have been posted to the zMOD website, watch the Facebook Live events of public meetings held in October and January by visiting the zMOD Facebook Page (See page 4 for links.) The meetings focused on the release of the first half of the proposed land use classifications and the approach used to make the regulations more user-friendly. TurningPoint clicker technology was used at McNair Elementary in Herndon to engage the audience by providing handheld devices to register responses to four questions.  
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## NEWS OF NOTE: PLAN2BUILD AND FLOODPLAIN VIEWER

Visit [www.fairfaxcounty.gov/Plan2Build](http://www.fairfaxcounty.gov/Plan2Build), the county's new customer-centric website all about the planning and development process in Fairfax County.

Please provide your feedback! Contact Anne Cissel at [anne.cissel@fairfaxcounty.gov](mailto:anne.cissel@fairfaxcounty.gov) to find out how.

A new **GIS-based Floodplain Viewer** is now available for use! this application centralizes floodplain information for our customers and staff.

Find it at [www.fairfaxcounty.gov/Plan2Build](http://www.fairfaxcounty.gov/Plan2Build) and scroll down to the "Research Maps & Tools" section.

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### **Next Steps**

- In the coming months, drafts of the remaining use classifications will be posted on the county's website for public review. Presentations to the Board's Development Process Committee and public outreach meetings will occur with the release of each new draft.
- Clarion Associates will return the week of May 13, 2019, to conduct several public and stakeholder meetings to present and answer questions about proposed changes to all of the land use regulations.
- Work will continue in 2019 to develop a complete draft of the modernized Fairfax County Zoning Ordinance, with continued outreach along the way.

The Zoning Ordinance Modernization team includes members from the Office of Community Revitalization, Department of Planning and Zoning, Land Development Services, Code Compliance, and the Office of the County Attorney. Watch short videos on our website that have been created to offer another way to learn about the project. Stay tuned for the release of the entire set of use regulations in the new format over the next months and to view additional short videos as the project progresses.

### **We Would Like to Hear From You!**

- Send the team an email at [DPZZMODComments@fairfaxcounty.gov](mailto:DPZZMODComments@fairfaxcounty.gov).
- Visit our website at [www.fairfaxcounty.gov/planning-zoning/zmod](http://www.fairfaxcounty.gov/planning-zoning/zmod).
- If you would like to receive email updates about this project, please visit the project website and click "Add Me to the zMOD E-Mail List."
- Follow us at [www.facebook.com/fairfaxcountyzoning/](http://www.facebook.com/fairfaxcountyzoning/).

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This includes implementing the mixed-use plans for Tysons, Reston and the newly completed Embark Plan for Richmond Highway, in addition to creating a new vision for downtown McLean.

The immediate plan for the merger includes developing a work plan to implement this organizational change, naming the new department and conducting extensive outreach to staff and various public and community constituencies. Implementation is intended to begin in the February/March 2019 time frame and be fully complete by July 1, 2019.

Prior to her experience in Fairfax County, Byron was an associate at EDAW, Inc., an international landscape architecture and planning firm. Byron holds a master's in landscape architecture from the University of Virginia, and she is a member of the American Institute of Certified Planners.