

**FAIRFAX COUNTY PLANNING COMMISSION  
LAND USE PROCESS REVIEW COMMITTEE  
THURSDAY, OCTOBER 12, 2023**

PRESENT: John C. Ulfelder, Dranesville District, Chairman  
Mary D. Cortina, Braddock District  
Daniel G. Lagana, Franconia District  
John A. Carter, Hunter Mill District  
Phillip A. Niedzielski-Eichner, Providence District  
Evelyn S. Spain, Sully District  
Candice Bennett, Commissioner At-Large

ABSENT: Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large, Vice Chairman

OTHERS: Salem Bush, Planner V, Department of Planning and Development (DPD)  
Satabdi Samaddar, Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. PUBLIC FACILITIES POLICY PLAN AMENDMENT POWERPOINT PRESENTATION

//

Chairman John C. Ulfelder called the meeting to order at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

Chairman Ulfelder announced that the purpose of tonight's meeting was to conduct a final discuss with staff the proposed revisions to the Public Facilities Policy Plan. He added that Committee had provided feedback to staff on this topic at a previous meeting on April 27, 2023. Since that meeting, additional public outreach had been conducted and subsequent revisions had been implemented into the draft text. Chairman Ulfelder noted that a public hearing before the Planning Commission on the proposed amendment to the Public Facilities section of the Policy Plan was tentatively scheduled for a date to be determined by the Board of Supervisors. A public hearing on this time before the Board of Supervisors was also tentatively scheduled late 2023.

//

Chairman Ulfelder entertained a motion to approve the minutes for the April 27, 2023 meeting. In response, Commissioner Lagana MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE MINUTES FROM APRIL 27, 2023.

Commissioner Benett seconded the motion, which carried by a vote of 7-0. Commissioners Murphy and Sargeant were absent from the meeting.

Chairman Ulfelder entertained a motion to approve the minutes for the May 22, 2023 meeting. In response, Commissioner Lagana MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE MINUTES FROM MAY 22, 2023.

Commissioner Benett seconded the motion, which carried by a vote of 7-0. Commissioners Murphy and Sargeant were absent from the meeting.

Chairman Ulfelder entertained a motion to approve the minutes for the JUNE 8, 2023 meeting. In response, Commissioner Lagana MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE MINUTES FROM JUNE 8, 2023.

Commissioner Benett seconded the motion, which carried by a vote of 7-0. Commissioners Murphy and Sargeant were absent from the meeting.

//

Salem Bush, Planner V, Department of Planning and Development (DPD) gave a PowerPoint Presentation on the Public Facilities Policy Plan Amendment, a copy of which is included in Attachment A, which covered the following topics:

- Overview that the timeline for the review, public outreach, and public hearings for the proposed amendment;
- Overview of the edits and revisions that had been implemented into the proposed amendment since the April 27, 2023 Land Use Process Review Committee meeting;
- Overview of the public outreach effort conducted by staff regarding the proposed amendment; and
- Overview of the community input that had been received on the proposed amendment during public outreach efforts.

There was a discussion between Mr. Bush and multiple Committee members on the following issues:

- Clarification on the process for scheduling of meetings and public outreach efforts for the proposed amendment;
- Clarification on the process for sharing the most up-to-date edits and revisions with the proposed amendment to the public prior to the Planning Commission's public hearing;
- Explanation of the policies regarding the timeline for authorizing, reviewing, editing, and conducting public hearings for the proposed amendment;
- Concerns regarding the language and format of the proposed amendment;
- Clarification on the nature and purpose of Objective 3, Policy i;
- Clarification on the feedback staff received from the public supported for the proposed revisions to the plan amendment during the public outreach efforts;
- Clarification on the adequacy of the public outreach effort conducted for the proposed amendment and the extent to which the public concerns were addressed;
- Clarification on the extent to which the public supported efforts to construct affordable housing on public land;

- Clarification on the extent to which access to recreational facilities was a concern raised by the public;
- Clarification on the extent to which the implementation of workforce dwelling units was raised during public outreach efforts;
- Clarification on the extent to which the proposed amendment addressed opportunities for implementing workforce dwelling units throughout the County;
- The overall benefits of providing workforce housing;
- Considerations and concerns for providing additional follow-on motions and further revisions to the proposed amendment to address issues pertaining to workforce housing;
- Concerns regarding the language utilized in the proposed amendment to identify individuals, organizations, and institutions;
- Suggestions for additional revisions to the language of the proposed amendment to ensure consistency in terms of tense, verbiage, and format;
- Concern regarding the adequacy of certain sections within the proposed amendment that utilized terms such as encourage to donate recommendations;
- Clarification on the adequacy of the language in the proposed amendment that referenced other County documents, such as the County's 10 Principles of Sound Financial Management;
- Suggestions to revise the proposed amendment to remove unnecessary references to landscaping and environmental policies that were addressed in other sections of the Policy Plan;
- Clarification on the purpose and intent of the language in the proposed amendment referring to the use of satellite offices for public facilities;
- The types of satellite office facilities that could be utilized by County personnel and the benefits of such facilities;
- Clarification on the purpose for removing Policy b in Objective 11 of the Policy Plan;
- Concern regarding the language within Objective 14, Policy b, of the Policy Plan regarding recommendations for locating school facilities near park land in a manner that did not appropriate such land;
- Concern regarding the adequacy of the language for the libraries section of the Policy Plan;
- The various uses of library facilities;
- Clarification on whether staff had adequate time to respond to the concerns raised by the Committee and implement the appropriate changes to the proposed policy plan amendment prior to the Planning Commission's public hearing;
- Clarification on whether the public notification process for the public hearing of the proposed amendment had commenced;
- Concern regarding the adequacy of the language in the proposed amendment that addressed issues of placemaking within urban centers for library facilities;
- Clarification on the implementation of the recommendations in Objective 2, Policy b, regarding the equitable distribution of facilities to meet the differing needs of individual communities;
- Clarification on the adequacy of the language in the various other policies outlined within Objective 2 of the Policy Plan;
- Clarification on the purpose and implementation of Objective 3, Policy d, regarding the phased increases in development intensities with the establishment of necessary facilities;

- The potential for implementing additional language to the Policy Plan that addressed opportunities for repurposing existing facilities to meet appropriate needs;
- Concerns regarding the impact of previous policy changes to proffer requirements that reduced the extent to which developers could fund public-benefitting commitments;
- Clarification on the extent to which the Board of Supervisors had authorized the public hearing dates for the proposed amendment and the process for finalizing those dates;
- The potential impact of the upcoming November 2024 election on the process for conducting hearings on the proposed amendment;
- The feasibility of the timeframe for finalizing the proposed amendment prior to the public hearings before the Planning Commission and the Board of Supervisors;
- The potential opportunities for providing for additional time after the public hearing by the Planning Commission for the proposed amendment to adequately address issues prior to the Board of Supervisors' public hearing;
- The potential time constraints for the Planning Commission to finalize a recommendation to the Board of Supervisors regarding the proposed amendment before the end of 2023; and
- Clarification on the format under which the Board of Supervisors would consider the proposed amendment.

Chairman Ulfelder thanked staff and adjourned the meeting.

//

CLOSING

October 12, 2023

The meeting was adjourned at 8:53 p.m.  
John C. Ulfelder, Chairman

An audio recording of this meeting is available in the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved: October 26, 2023

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 2 day of November 2023, by

*[Signature]*

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024





**PLANNING & DEVELOPMENT**

**Planning Commission**

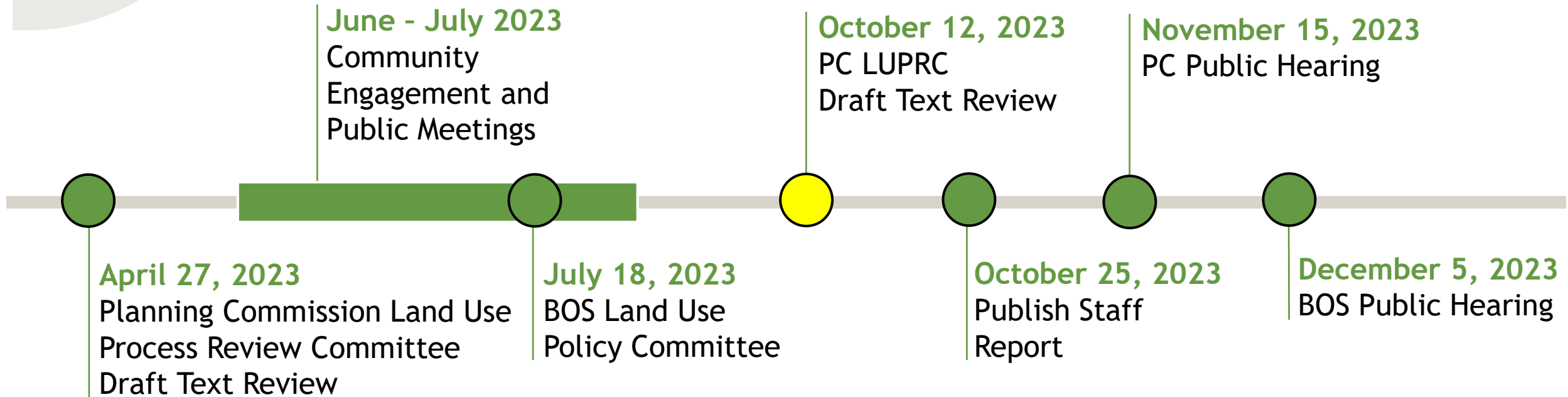
**Land Use Process  
Review Committee**

# Public Facilities Policy Plan Amendment

October 12, 2023



# Schedule



Please check Plan Amendment website for updated meeting dates:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/public-facilities-policy>

# Summary of Edits Since April 27, 2023

- Introduction - editorial, language, no substantial change to content
- Objective 1 - Located new facilities to provide convenient access to residents and meet the needs of service providers.
- Objective 2, Policy a. added, “...which is analyzed for adherence to the *Ten Principles of Sound Financial Management*.”
- Objective 3, Policy f. added, “...and/or opportunities for affordable housing.”
- Objective 3, Policy i. added, “...and/or office properties...community centers, recreation centers, park space or other similar uses.”
- Minor editorial revisions



# Community Input

## 21 total community engagement meetings

- 6 virtual public input meetings
- 15 Supervisor District “Land Use Committee” meetings
- Meetings advertised through plan amendment website, supervisor offices, NCS, and various county social media platforms

## Summary of Input received

- Questions about how facilities are planned in the county and how residents can know about input opportunities
- Comments related to specific facilities needs in certain areas of the county
- Questions about the review process for public facilities
- Comments related to using office space for facilities uses
- Comments related to using public facilities and vacant office space for affordable housing
- Comments related to improving access to facilities, specifically biking and pedestrians
- Questions about programing of specific facilities and services
- Questions related to growth and public facility needs, especially school capacity



# Discussion and Questions



PLANNING & DEVELOPMENT

