

**FAIRFAX COUNTY PLANNING COMMISSION
ENVIRONMENT COMMITTEE
THURSDAY, JULY 29, 2021**

PRESENT: Mary D. Cortina, Braddock District, Chairman
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Daniel G. Lagana, Lee District
Julie M. Strandlie, Mason District
Timothy J. Sargeant, Commissioner At-Large
John C. Ulfelder, Dranesville District

ABSENT: Andres Jimenez, Commissioner At-Large, Vice Chairman

OTHERS: Phillip Niedzielski-Eichner, Providence District
Kelly Atkinson, Planning Division (PD) , Department of Planning and
Development (DPD)
Katherine Hermann, Environmental Planner, PD, DPD
Keisha Strand, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. PowerPoint Presentation: Overview of the Plan Amendment: Costal Resource Management: Costal Resource Management/Tidal Shoreline Erosion Control (PA 2013-CW-9CP)
- B. Draft Text Revisions for Chapter 116 (Wetlands Zoning Ordinance) of the County Code
- C. Draft Text For PA 2013-CW-9CP

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Chairman Cortina called the meeting to order at 7:35 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Cortina stated that, due to a technical issue, the overhead projector in the Board Auditorium would not be utilized for this meeting.

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Chairman Cortina announced that mask wearing in the Board Auditorium for attendees was option for those who had received two doses of the COVID-19 vaccine. She added that those who had not received their vaccines were encouraged to wear masks and practice social distancing.

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Chairman Cortina announced that a Scout Troop 150 was present for the meeting. She asked the troop to stand and be recognized. She then thanked the troop for attending.

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Chairman Cortina stated that the purpose of the meeting was to receive a presentation from staff on the upcoming Comprehensive Plan Amendment regarding Costal Resource Management (PA 2013-CW-9CP) and discuss with staff any outstanding issues or concerns.

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Commissioner Strandlie also welcomed Scout Troop 150 to the meeting. She also indicated that some of the areas that might be affected by the PA 2013-CW-9CP were frequently utilized for camping.

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Kelly Atkinson, Planning Division (PD), Department of Planning and Development (DPD), and Katherine Hermann, Environmental Planner, PD, DPD, gave a presentation entitled Overview of the Plan Amendment: Costal Resource Management: Costal Resource Management/Tidal Shoreline Erosion Control (PA 2013-CW-9CP), a copy of which is included in Attachment A, which covered the following topics:

- The 2011 Virginia Senate Bill (964) and Board of Supervisors Authorization that initiated PA 2013-CW-9CP;
- The definition of a living shoreline;
- The contents and goals outlined in the 2020 Virginia Senate Bill (776);
- The actions prompted by the Virginia Senate legislation;
- The proposed changes to the Comprehensive Plan's Environment section of the Policy Plan, as amended through December 3, 2019, on pages 10 through 11;
- The proposed changes to Fairfax County Code Chapter 116, Wetlands Zoning Ordinance; and
- The schedule for the public hearing for PA 2013-CW-9CP by the Planning Commission and Board of Supervisors.

There was a discussion between Ms. Atkinson, Ms. Hermann, and multiple Committee members on the following issues:

- Clarification on the amount of the County's tidal shoreline that was publicly and privately owned;
- Clarification on how the new requirements articulated in PA 2013-CW-9CP would apply to privately owned tidal shorelines within the County;
- The extent to which the County Code for tidal shorelines mirrored that of the State of Virginia;
- Clarification on the extent to which County's Wetland Board was active and how this board was staffed;
- The extent to which the draft text for PA 2013-CW-9CP and Chapter 116 of the County Code, copies of which are included in Attachments B and C respectively, could be modified prior to the Planning Commission's public hearing;

- The language within the draft text PA 2013-CW-9CP and Chapter 116 of the County Code that delineated mandatory requirement and voluntary actions;
- The extent to which the State of Virginia provided guidance documents to local wetlands boards to communicate tidal and coastal shoreline policies;
- The usage of broad language within PA 2013-CW-9CP to delineate appropriate standards for tidal and coastal shorelines;
- Examples of a tidal activity requirements permit, how such a permit was reviewed, and when a permit would be subject to inspection by the County;
- The role of the Planning Commission and the Wetlands Board in reviewing a tidal activity requirements permit;
- The most recent examples of a development along a shoreline within the County;
- The location of all shorelines within the County and the availability of a detailed map depicting those shorelines;
- The potential impact of rising sea levels on the County's shorelines;
- The presence of tidal wetlands north of Cameron Run and the extent to which that areas was accurately depicted in current maps;
- The extent to which the County's standards regarding shorelines and wetlands mirrored those of neighboring jurisdictions and the federal government;
- The role of federal agencies in policies pertaining to shorelines, wetlands, and flood plains;
- The frequency with which the calculated mean tidal level was adjusted to account for the impact of climate change;
- The federal agencies responsible for regularly calculating the rate of sea level rise and the information applicants utilize in addressing issues pertaining shorelines, wetlands, and flood plains;
- The role of federal agencies, the County, and the State of Virginia in evaluating applications that include issues pertaining to shorelines, wetlands, and flood plains on federal land;
- The possibility of retrofitting previously approved development along shorelines to comply with updated standards;
- The jurisdictional boundaries between Virginia and Maryland with regard to addressing shoreline issues along the Potomac River; and
- The challenges associated with addressing issues pertaining to shorelines, wetlands, and flood plains on public land.

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Chairman Cortina thanked staff and adjourned the meeting.

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The meeting was adjourned at 8:42 p.m.
Mary D. Cortina, Chairman

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

Approved: 09/22/2022

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16th day of May 2023, by

Bobby Lee Vaught

Notary Seal

Signature of Notary

Notary registration number: 8050601

Commission expiration: 07/31/2027



