

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, OCTOBER 6, 2022**

PRESENT: John C. Ulfelder, Dranesville District, Chairman
Mary D. Cortina, Braddock District
Daniel G. Lagana, Lee District
Julie M. Strandlie, Mason District
Phillip A. Niedzielski-Eichner, Providence District
Timothy J. Sargeant, Commissioner At-Large
Candice Bennett, Commissioner At-Large

ABSENT: John A. Carter, Hunter Mill District, Vice Chairman

OTHERS: Salem Bush, Planning Division (PD),
Department of Planning and Development (DPD)
Leanna O'Donnell, PD, DPD
Kelly Atkinson, PD, DPD
Vrushali Oak, Building Design & Construction Division,
Department of Public Works and Environmental Services (DPWES)
Dennis Holder, Building Design & Construction Division, DPWES
David Stoner, Office of the County Attorney
Mohamed Ali, PD, DPD
Kevin Jackson, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

A. PUBLIC FACILITY POLICY PLAN AMENDMENT POWERPOINT
PRESENTATION

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Chairman John C. Ulfelder called the meeting to order at 8:14 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder entertained a motion to move approval of the meeting minutes July 28, 2022 Land Use Process Review Committee meeting. Commissioner Lagana MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE JULY 28, 2022, MEETING MINUTES.

Commissioner Cortina seconded the motion, which carried by a vote of 6-0-1. Commissioner Carter was absent from the meeting. Commissioner Niedzielski-Eichner voted as an alternate. Commissioner Strandlie abstained from the vote.

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Salem Bush, Planning Division (PD), Department of Planning and Development (DPD); Leanna O'Donnell, PD, 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:

- A general overview of the current state of the project;
- The previous and planned public outreach efforts conducted by staff;
- The timeline for finalizing the draft of the language for the Public Facilities Policy Plan Amendment;
- The existing public facility review process for a 2232 application under *Virginia Code* 15.2-2232;
- The review process for a public facility under the existing 2232 review process;
- The existing opportunities for community input during the review process for public facilities;
- The existing environmental plans and capital projects within the Public Facilities Policy Plan;
- The existing environmental policies for public facilities and the status of potential updates to that policy; and
- The future topics of discussion for subsequent Land Use Process Review Committee meetings pertaining to public facilities, such as policies regarding co-location and public-private partnership.

There was a discussion between Mr. Bush, Ms. O'Donnell, and multiple Committee members on the following issues:

- The existing 2232 review process for public facilities, absence of Fairfax County Public Schools (FCPS) facilities from that process, and the lack of public outreach conducted for the review process for FCPS facilities;
- Explanation of previous issues regarding the administrative review process for FCPS facilities;
- Explanation of efforts by staff to coordinate with FCPS on the proposed Public Facilities Policy Plan Amendment and consideration of potential changes to the process for FCPS facilities;
- Concerns regarding the lack of public awareness on the review process for FCPS facilities;
- Clarification on the instances in which an FCPS facility would be subject to a 2232 review process;
- Clarification on the circumstances in which a renovation of a facility would be subject to a 2232 application for a FCPS facility;
- Clarification on the evaluation process conducted by staff in determining whether a modification to a FCPS facility could be approved as a feature shown application or required a public hearing;
- Efforts to improve coordination between a District Supervisor and their respective School Board member to address issues related to FCPS facilities;
- Efforts to improve public outreach efforts for applications involving FCPS facilities;
- The process for determining what constituted and appropriate extent for evaluating a 2232 application;

- The process for evaluating the site plan for a 2232 application;
- The existing challenges associated with the criteria for determining the appropriate location, character, and extent for a 2232 application;
- Clarification on the instances in which a 2232 application would be included in conjunction with a larger redevelopment effort and the review process for such an application;
- The existing process staff utilized for determining the appropriate location, character, and extent for a 2232 application;
- The frequency with which there had been administrative approvals of features shown applications since 2019;
- Efforts to improve coordination between Commissioners and staff on administratively approved feature shown applications;
- The current process for informing Commissioners of a pending feature shown application;
- Clarification on outstanding feature shown application that were currently under review;
- Clarification on the extent to which the Commission could implement development conditions or proffers for 2232 applications that were submitted concurrently with rezoning and special exception applications;
- Clarification on the extent to which the County could utilize formal guidelines for determining what constituted appropriate location, character, and extent for a 2232 application;
- Clarification on instances in which a public facility would utilize the 2232 process and the rezoning process;
- Concerns regarding the process for determining whether a 2232 application warranted a public hearing before the Planning Commission and potential mechanisms for improving that process;
- Clarification on efforts by neighboring jurisdictions to evaluate their respective processes regarding 2232 application and environmental policies;
- The ongoing efforts by staff to improve the Site-Specific Plan Amendment process and the various opportunities for the Planning Commission to provide input on such efforts;
- The various strategies for implementing the County's environmental policies and the Commission's role in furthering such policies; and
- Clarification on existing or pending public/private partnerships that included public facilities and the process for evaluating such partnerships.

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Chairman Ulfelder announced that the next Land Use Process Review Committee meeting was scheduled for Thursday, November 17, 2022, at 7:30 p.m. He then thanked staff and adjourned the meeting.

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CLOSING

October 6, 2022

The meeting was adjourned at 9:25 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.

Approved: 11/17/2022

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

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

Jessica N. Fuentes-Martinez
Notary Seal

Signature of Notary

Notary registration number: 8050379

Commission expiration: 03/31/2027



