



GFCFA Land Use & Zoning Committee Report (LUZ) October 2020

A LUZ Committee meeting was conducted on 10/13/20 via Zoom during which time the following topics were reviewed and discussed:

Public Facilities Manual (PFM)

The Chair provided an update on the status of the Proposed Amendments to the PFM that were intended to improve the speed, consistency, and predictability of the County's land development process. GFCFA Committees were engaged in the joint review of the proposals and comments/and questions were submitted to the PC. The final amendments did not include provisions involving "crumb-rubber" surfaces for "tot-lots", based on the PC's inquiries and other comments received by the Commission.

GFCFA's concerns were addressed during the pendency of the amendment review and with the exception of the question on the requirements for sidewalks within subdivisions having lot sizes greater than 52,000 SF, all were resolved. There remain several issues that were raised by GFCFA that address citations of authority used in the PFM that are being studied by the County Attorney and may be taken up in the next revision. It should be noted that the Chairman of the PC suggested that the process of developing comments from the affected parties and organizations interested in this process be expanded. We are hopeful, that GFCFA will have an opportunity to engage in the process earlier in the forthcoming revision process, next year.

The Planning Commission approved the PFM amendment at its Oct. 7th meeting. It will be presented during a Public Hearing at the Board of Supervisors at their October 20th meeting.

Amendment to Chapter 104 of the County Code Enforcement provisions affecting Erosion and Sedimentation Control

The Committee was advised that the Planning Commission approved the amendment to Chap. 104 and added a follow-on motion to amendment support additional efforts to monitor and strengthen enforcement and enforcement mechanisms.

Sign Ordinance

The Chair informed the Committee that the Code Enforcement office and Zoning Administrator reviewed comments submitted by the Chair regarding its interpretation of the Zoning Ordinance governing signs, specifically the prohibition on "Feather signs".

The Zoning Administrator concurred with the LUZ Chair that the code restricts Feather signs and that she would institute changes to ensure that code enforcement staff and others would have the correct interpretation of the requirements. Further, she directed a review

of public-facing internet pages regarding signs to ensure that they reflected the correct information.

The LUZ Chair will be meeting on 10/21 with Clyde Miller of the Mason District, President of the Holmes Run Valley Citizens Association to discuss, in advance of the BOS Policy Committee Meeting on 10/27, the non-residential uses of electronic signage in residential districts.

Marmota Farm, 9800 Georgetown Pike

The Plan review continues. The Chair and several members of the Board and other interested parties have discussed with Supervisor Foust's staff Since our letter to Supv. Foust's Office regarding concerns over stormwater management and damage that may be caused to the Georgetown Pike,

Fairfax County Land Development Services reviewed the site plan against current standards and directed Toll Bros that they are required to modify the stormwater detention pond and facilities on the southeastern portion of the site. Unless substantial changes are made to the site plan by Toll Bros., no further upgrades will be mandated by the County due to Grandfathering of Stormwater standards.

Supervisor Foust's Office continues to work with Historian Karen Washburn to collect details on the historic nature of the Pike that could be affected by construction of an entrance to the subdivision on the north side of Georgetown Pike. The latest conclusion is that typical asphalt milling will be the extent of the roadway disturbance of Georgetown Pike at its intersection with the designed entrance to the subdivision. VDOT and the developer are investigating the preservation of vegetation along the Pike shoulders as it relates to water line placement.

Ghazwa Estates 9305 Georgetown Pike

Plans are still being reviewed by Fairfax County staff. LUZ will continue to monitor status as it may have the same impact on neighbors and the Pike as Marmota Farm.

Turner Farmhouse Foundation

The Special Exception paperwork is nearing completion. Sarah Kirk attended the LUZ Committee meeting and reported that the County has determined that she, as Curator, must become the applicant on the Special exception that is being prepared for submission. She is now negotiating the fee that she, as applicant would be required to submit.

She also provided an update on updates to the building and grounds and recent volunteer activities that occurred. LUZ will continue to monitor the SE processing.

Springvale Road Bridge

Attendees at the 10/13 LUZ were informed that TRN would convene on 10/14 and, at that time, there would be updates provided by VDOT on the status of the proposed replacement

and expansion of the Springvale Road Bridge. LUZ also reported information regarding the formation of a special GFCM working group on the Springvale Road bridge.

<https://www.virginiadot.org/projects/northern-virginia/springvale-over-piney-run.asp>

Submitted by Jennifer Falcone