

Infill Task Force Meeting #4
May 26th, 2022
6 pm to 7:30 pm

Meeting Minutes

Meeting was called to order at 6:35 pm

Nick Rinehart, the meeting facilitator, welcomed everyone, took roll call of all task force members. The following Task Force members were present:

- Alex Tarascio, Wellington Resident
- Alyssa Pease, Tauxemont resident
- Brittany Patterson, The Patterson Group
- Heather Johnson, Wellington Resident
- Leo Milanowski, Chair of MVCCA Special Committee on Stormwater Management, Hollin Hall resident
- Patrick Abbott, Wellington resident
- Paul Krizek, Virginia State Delegate
- Paul Wilder, RC Fields
- Ray Novitske, Novitske Architects
- Susan Neal, Wellington resident

Mr. Rinehart laid out Zoom and meeting etiquette for all attendees, reviewed the agenda, and asked for any questions of the previous meeting minutes from the April 2022 meeting. No changes were recommended.

To begin the meeting, Mr. Rinehart gave an update about 2 high profile development projects: the development on the old Messiah Lutheran Church site, and new subdivision plats submitted for 1509 Collingwood Rd.

Many questions were raised about development at 1509 Collingwood Rd. Matt Hansen of LDS explained the differences between the subdivision ordinance and process for approval of subdivisions vs. infill lots.

Next, Matt Hansen, division director for Site Development & Inspections for Fairfax County Land Development Services, gave an overview of INF Plan Submission Viewer Tool for Group

Mr. Hansen explained the plans are not available, but the public can request copies of plans from LDS FOIA

A question was asked if this tool will show only applications that have been received, not able to predict any plans? Mr. Hansen explained that was correct.

The third item on the agenda was a presentation from County Staff. The topic was Recommendations for Potential Improvements to Infill Development process. County staff emphasized that this was not an exhaustive list, and that other options can be considered.

Matt Hansen of LDS, Brian Keightley of Urban Forest Management, and Leslie Johnson, the Fairfax County Zoning Administrator, collaborated on the presentation.

Recommendations included the following:

Tree Preservation:

- Require more rigorous tree condition assessment
- Add shade tree planting requirement
- Add tree preservation plan submittal earlier in the process
- Extend time that conservation escrow is held

Stormwater Management:

- Enhancement of site inspections
- Require as-built surveys
- Remove single family home exemption for Infill Lots
- Focus on sheet flow and overland relief for added mitigation

Zoning:

- Eliminate bay windows
- Lower height and increase side setbacks on substandard lots.

County staff explained that these recommendations were primarily based on existing enabling authority that Fairfax County has, and what they can do within that authority.

Del. Krizek stated that he would like to have County give General Assembly members direction, what citizens want beyond that, and ways to deviate from the statute. Mr. Rinehart responded that such a list can be completed to have the Board submit as a part of a legislative package.

Task Force members proceeded to ask questions about previous topics that were raised at the last meeting, including:

- Incentivizing homeowners with sub-standard lots to consolidate into single lot, reduce fees, etc. Did County have authority to do that?
- Preserving portions of a lot with conservation easements. Is the County involved in that?

Ms. Johnson explained she is not sure if BOS would be willing to consider lower fee. Not related to zoning, just filing a legal plat of consolidation, would be sets of amendments to County Code, structure of fees can be changed.

Staff explained that questions regarding conservation easements should be deferred to the Northern VA Conservation Trust.

General acceptance of staff recommendations was conveyed, but Mr. Rinehart advised Task Force members to take some time between end of this meeting and next meeting on June 27th to provide comments.

Meeting was adjourned at 8 pm.