

Board of Supervisors Development Process Committee

October 22, 2019

Government Center Conference Room 11

Board of Supervisors (Board) Members Present:

Sharon Bulova, Chairman
Penelope Gross, Mason District (Vice Chairman)
John Cook, Braddock District
John Foust, Dranesville District
Pat Herrity, Springfield District
Jeff McKay, Lee District
Catherine Hudgins, Hunter Mill District
Kathy Smith, Sully District (Committee Chair)

The Development Process Committee (Committee) meeting was called to order at 11:04 a.m.

Zoning Ordinance Modernization (zMOD) Zoning Districts and Development Standards:

Staff in attendance were Barbara Byron, Director, Department of Planning and Development (DPD); Leslie Johnson, Zoning Administrator, DPD; Carmen Bishop, Principal Planner, DPD; and Casey Judge, Senior Planner, DPD. Staff was joined by zMOD consultants Tareq Wafaie and Tim Richards with Clarion Associates.

Ms. Judge reviewed the overall structure of the proposed new Zoning Ordinance and the dates of the drafts of the individual installments. The Zoning Districts and Overlay Districts draft was presented, highlighting proposed changes to the setbacks for corner lots, the conversion of angle of bulk plane to tables, the bulk standards for stacked townhouses, and the updating of uses in the noise compatibility table of the Airport Noise Impact Overlay District. Ms. Bishop presented the Development Standards, Parking, and Signs draft, highlighting proposed changes to allowed deck modifications when a deck extends into a required setback, the definition of a patio, and setbacks for carports. Proposed revisions to landscaping and screening and parking requirements were noted. The presentation concluded with the timeline for the project and outreach approach.

The Board asked questions about deck modifications that would be allowed when a deck extends into the setbacks, including the height of decks that would be allowed to have lattice below and the number of sides where there could be lattice. The Board noted that new restrictions should not be added for patios. Questions were also asked about carport extensions, and clarification was requested regarding earthborn vibration. The Board expressed support for the overall project schedule. Ms. Byron noted that in the spring, staff will provide the committee with a preview of the online format of the Zoning Ordinance.

Developing News and Electronic Permitting:

Ellie Coddling, Director, Permitting and Code Administration Division, Land Development Services (LDS), and Anne Cissel, Public Information Officer, LDS, gave a recap of Fairfax's long history of

online permitting and inspections programs, which the [Fall 2019 Developing News issue](#) presents in detail. LDS issues more than 50% of our permits online now, and we're expanding that by the day. In 2020, LDS will be launching a permitting wizard to help citizens navigate the permitting process and will expand our electronic plan review submittals.

The Committee meeting adjourned at 11:35 a.m.

The next scheduled Development Process Committee meeting is December 10, 2019, at 11:00 a.m.