

Infill Task Force Meeting #2  
February 24, 2022  
6:30 pm to 8pm

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
- Cathy Ledec, Pavilions at Huntington Metro
- Erica Christ, Tauxemont resident
- Heather Johnson, Wellington Resident
- Katherine Ward, MVCCA Co-Chair, past president of Wellington Civic Association.
- Laura MacDonald, Wellington Resident.
- Leo Milanowski, Chair of MVCCA Special Committee on Stormwater Management, Hollin Hall resident
- Louis Genuario, Jr., The Genuario Companies
- Paul Wilder, RC Fields
- Ray Novitske, AIA, Novitske Architects, Huntington resident
- Susan Neal, Wellington resident

Mr. Rinehart laid out Zoom and meeting etiquette for all attendees, reviewed agenda then introduced Mount Vernon District Supervisor Dan Storck to provide remarks about Task Force membership and expectations.

Supervisor Storck gave overview of expectations of the Task Force process and emphasized the need for additional changes in the present and the need to value the balance of opinions of the Task Force as we move forward.

Community Members gave perspectives and emphasized the need to do the following:

- Have more targeted discussion on ordinances & policies that are available to be amended/modified, in line with County environmental goals.
- Come up with an actionable plan for what happens next
- Understand organized effort to assess effectiveness of stormwater ordinance/tree ordinance related to infill development.
- Request for obtaining list/map of all SF home lots that were historically platted 2-4 smaller lots.
  - Mr. Rinehart explained that this will take extensive research into the data available but stressed to the task force this is being worked on.
- Stormwater management and mitigation of negative impacts.
- More in-depth detail into the zoning aspects that govern infill development.
- Look at how other localities regulate infill development, and study contextual requirements in Zoning code regarding bulk height & setbacks, stormwater, etc.

Next, Leslie Johnson, the Fairfax County Zoning Administrator, gave a presentation on infill development and the Zoning Ordinance.

In the presentation, Ms. Johnson emphasized the following:

- Permitting was less advanced back then in the 1930s/40s/50s
- State code gives localities enabling authority to have Zoning Ordinance, but Zoning ordinance is locally decided and authorized.
- Legal advice would be needed to re-examine the existing substandard lots provision of Zoning Ordinance.
- Any changes to Zoning Ordinance would need to be vetted on County-wide scale.

A question was asked on how an infill lot is treated differently than a subdivision

Matt Hansen of LDS answered by explaining the following:

- Subdivision & nature of use allowed in a zoning district are two distinct processes, could be studied in the future.
- Subdivision follows state codes, specific definition of creation of new lots – only triggered by someone doing that definition.
- Zoning Ordinance determines the use on a lot.

The last 20 minutes was dedicated to members of the public to ask questions.

Mr. Rinehart made concluding remarks and stated that the next meeting will be held next month on March 24, 2022.

He explained that any questions that require follow-up from Meetings #1 and 2 will be addressed at next meeting. He encouraged everyone to send their questions to [mtvernon@fairfaxcounty.gov](mailto:mtvernon@fairfaxcounty.gov)

Meeting was adjourned at 8:20 pm.