

March 2018

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|---------|---|---------------------|--------|----------|
| | | | No PC Meeting | 1 View Agenda | 2 | 3 |
| 4 | 5 | 6 | 7 View Agenda | 8 View Agenda | 9 | 10 |
| 11 | 12 | 13 | 14 No PC Meeting <i>CIP Committee – 7:30 p.m. Land Use Process Review Committee – 8:30 p.m.</i> | 15 View Agenda | 16 | 17 |
| 18 | 19 | 20 | 21 No PC Meeting <i>CIP Committee – 8:30 p.m. (Cancelled)</i> | 22 View Agenda | 23 | 24 |
| 25 | 26 | 27 | 28 No PC Meeting | 29 No PC Meeting | 30 | 31 |

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, March 1, 2018
Meeting Starts at 7:30 p.m.

Posted: 3/1/18
Revised: 3/5/18

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|---|---|--------------|---|
| SE 2017-MA-001 (Mason) | BYCJJ, LLC – Appl. under Sects. 4-804, 4-806, 4-807, 4-808, 4-809, 9-301, 9-302, 9-304, 9-309 and 9-622 of the Zoning Ordinance to permit an adult daycare center and banquet hall; provisions for modifications, waivers, increases and uses in a commercial revitalization district. Located at 4311 Ravensworth Rd. and 7233 and 7243 Little River Tpk., Annandale, 22003 on approx. 3.79 ac. of land zoned C-8, CRD, SC and HC. Tax Map 71-1 ((1)) 83, 84 and 85. | K. Atkinson | D/O TO 3/8/18 (D/O from 1/25/18) (from 10/26/17) (from 6/15/17) |
| SE 2015-DR-027 Addendum 1 Addendum 2 (Dranesville) | MAHLON A. BURNETTE, III AND MARY H. BURNETTE – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066 on approx. 4.0 ac. of land zoned R-E. Dranesville District. Tax Map 7-4 ((1)) 47. | B. Katai | D/O TO DEFER INDEF. (D/O from 3/1/18) (D/O from 1/18/18) (P/H from 12/6/17) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|---|--------------|---|
| CSPA 2005-PR-041-03 (Providence) | ESKRIDGE (E&A) LLC, MCREM MOSAIC G, LLC & MCREM MOSAIC F, LLC – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2005-PR-041 for buildings “F” and “G” to permit sign modifications. Located on the N.E. quadrant and the S.W. quadrant of the intersection of District Ave. and Merrifield Town Center on approx. 2.24 ac. of land zoned PDC, PRM and HC. Tax Map 49-3 ((38)) (5) 1, 2, 3, and 4 and 49-3 ((38)) (6) 1, 2 and 3. | Z. Fountain | APPROVED |
| RZ 2017-MA-013 Addendum 1 Addendum 2 (Mason) | VULCAN MATERIALS COMPANY, LLC – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) (Concurrent with SE 2017-MA-009). | J. Rodenbeck | D/O TO 3/8/18 (from 1/24/18) (from 11/30/17) |
| SE 2017-MA-009 Addendum 1 Addendum 2 (Mason) | VULCAN MATERIALS COMPANY, LLC – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Tax Map 80-2 ((1)) 38 (pt.) and Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Carolina Pl. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i>). | J. Rodenbeck | D/O TO 3/8/18 (from 1/24/18) (from 11/30/17) |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, March 1, 2018
Meeting Starts at 7:30 p.m.**

Posted: 3/1/18
Revised: 3/5/18

KEY
P/H – Public Hearing
D/O – Decision Only

PA 2017-CW-3CP
(Countywide)

COMPREHENSIVE PLAN AMENDMENT (ECONOMIC SUCCESS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment considers Comprehensive Plan guidance that would incorporate criteria for economic success to aid Board members when considering authorizing changes to the Comprehensive Plan, and to engage appropriate representatives from the development community in this effort. The amendment also proposes updating the descriptions of the plan amendment process, including the adoption of the Site-specific Plan Amendment Process.

B. Suchicital **TBD**

RZ/FDP 2016-MA-022
(Mason)

FEDERAL REALTY INVESTMENT TRUST – Appls. to rezone from C-6 to PDC to permit-mixed use development with an overall Floor Area Ratio (FAR) of 0.48 and approval of the conceptual and final development plan. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Graham Rd. on approx. 18.16 ac. of land. Comp. Plan Rec: Mixed-Use Residential up to 0.50 FAR. Tax Map 50-3 ((1)) 5 and 5A.

M. Lynskey **P/H TO 4/5/18**
(from 12/7/17)
(from defer indef.)
(from 2/11/17)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 7, 2018

Meeting Starts at 7:00 p.m.

Posted: 1/31/18
Revised: 3/8/18

KEY
P/H – Public Hearing
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

Capital Improvement Program (CIP) for Fiscal Years 2019-2023
(with Future Fiscal Years to 2028)

List of CIP presenters for March 7th Workshop:

Workshop begins at 7:00

1. Martha Reed – CIP Overview
2. Fire and Rescue – Asst. Chief John Caussin (Pages 132-141)
3. Human Services – Tom Barnett (Pages 120-129)
4. Sanitary Sewers – Michael Goodrich (Pages 176-182)
5. Stormwater – Craig Carinci (Pages 183-190)
6. Fairfax County Public Library – Jessica Hudson (Pages 148-151)
7. Police – Major Edward O’Carroll (Pages 132-141)
8. Park Authority – David Bowden (Pages 76-86)
9. Department of Transportation – Mike Lake (Pages 196-211)
10. Housing and Community Development - Ahmed Rayyan (Pages 110-119)
11. Fairfax County Public Schools – Jeff Platenberg (Pages 66-73)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application
[CIP Public Hearing](#)

Applicant

Staff

PC Action

MARKUP ON 3/22/18

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

**Thursday, March 8, 2018
Meeting Starts at 7:30 p.m.**

Posted: 3/8/18
Revised: 3/9/18

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|---|---|--------------|---|
| SE 2017-MA-001 (Mason) | BYCJJ, LLC – Appl. under Sects. 4-804, 4-806, 4-807, 4-808, 4-809, 9-301, 9-302, 9-304, 9-309 and 9-622 of the Zoning Ordinance to permit an adult daycare center and banquet hall; provisions for modifications, waivers, increases and uses in a commercial revitalization district. Located at 4311 Ravensworth Rd. and 7233 and 7243 Little River Tpke., Annandale, 22003 on approx. 3.79 ac. of land zoned C-8, CRD, SC and HC. Tax Map 71-1 ((1)) 83, 84 and 85. | K. Atkinson | APPROVAL REC (D/O from 3/1/18) (D/O from 1/25/18) (from 10/26/17) (from 6/15/17) |
| RZ 2017-MA-013 Addendum 1 Addendum 2 (Mason) | VULCAN MATERIALS COMPANY, LLC – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) (Concurrent with SE 2017-MA-009). | J. Rodenbeck | D/O 3/15/18 (P/H from 3/1/18) (from 1/24/18) (from 11/30/17) |
| SE 2017-MA-009 Addendum 1 Addendum 2 (Mason) | VULCAN MATERIALS COMPANY, LLC – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Tax Map 80-2 ((1)) 38 (pt.) and Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Carolina Pl. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i>). | J. Rodenbeck | D/O 3/15/18 (P/H from 3/1/18) (from 1/24/18) (from 11/30/17) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|--|---|--------------|--|
| PA 2017-IV-MV1 (Mount Vernon) | COMPREHENSIVE PLAN AMENDMENT (SKY VIEW DRIVE) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 0.875 ac. generally located at 8419 and 8423 Sky View Drive (Tax Map Parcels # 101-3 ((10)) 6A and 7A) in the Mount Vernon Supervisor District. The area is planned for residential use at 2-3 du/ac, with an option for residential use up to 8 du/ac. The Amendment will consider an additional option for residential use up to 13 du/ac. Recommendations relating to the transportation network may also be modified. PA 2017-IV-MV1 is concurrently under review with Rezoning application RZ/FDP 2017-MV-024. | M. Lynskey | ADOPTION REC (from 1/11/18) (from 12/7/7) |

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, March 15, 2018

Meeting Starts at 7:30 p.m.

Posted: 3/15/18
Revised: 3/16/18

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURES SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|---|---|--------------|--|
| SE 2017-SU-008 Addendum 1 (Sully) | VIGARIO MANAGEMENT CORP. – Appl. under Sect. 4-804, 7-607, 9-601 and 9-610 of the Zoning Ordinance to permit a fast food restaurant with a drive through window in a Highway Corridor Overlay District and waiver of minimum lot area and lot width requirements. Located at 13839 Lee Hwy., Centreville, 20121 on approx. 27,540 sq. ft. of land zoned C-8, WS, SC and HC. Tax Map 54-4 ((1)) 103 and 103B. | K. Atkinson | APPROVAL REC (P/H from 2/8/18) (from 1/11/18) (from 11/9/17) (from 9/28/17) |
| RZ 2017-MA-013 Addendum 1 Addendum 2 (Mason) | VULCAN MATERIALS COMPANY, LLC – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) (Concurrent with SE 2017-MA-009). | J. Rodenbeck | D/O TO 4/19/18 (D/O from 3/8/18) (P/H from 3/1/18) (from 1/24/18) (from 11/30/17) |
| SE 2017-MA-009 Addendum 1 Addendum 2 (Mason) | VULCAN MATERIALS COMPANY, LLC – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Tax Map 80-2 ((1)) 38 (pt.) and Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Carolina Pl. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i>). | J. Rodenbeck | D/O TO 4/19/18 (D/O from 3/8/18) (P/H from 3/1/18) (from 1/24/18) (from 11/30/17) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|---|--------------|--|
| FDPA 1996-MV-037-06 (Mount Vernon) | SHON & CRYSTAL MOORE – Appl. to amend the final development plan for FDP 96-V-037 to modify site and development conditions for Lot 3, Land Bay A1 to permit construction of an addition 17.2 ft. from a rear lot line. Located on the S. side of Henry Knox Dr., W. of Graysons Mill Ln. on approx. 3,600 sq. ft. of land zoned PDH-5. Tax Map 107-2 ((4)) (A1) 3. | H. Ellis | APPROVED (from 2/15/18) (from 2/8/18) |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, March 15, 2018
Meeting Starts at 7:30 p.m.**

Posted: 3/15/18
Revised: 3/16/18

KEY
P/H – Public Hearing
D/O – Decision Only

| Application | Applicant | Staff | PC Action |
|------------------------------------|---|--------------|---|
| PCA 82-L-071 <i>(Lee)</i> | BELL GROUP, LLC – Appl. to amend the proffers for RZ 82-L-071 previously approved for contractor’s offices and shops to permit additional uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.026. Located on the N. side of Oakwood Rd., E. of South Van Dorn St. on approx. 36,689 sq. ft. of land zoned I-4. Comp. Plan Rec: Alternative uses. Tax Map 81-2 ((3)) 30. | D. Creed | P/H TO 4/19/18 <i>(from 1/10/18)</i> <i>(from 10/5/17)</i> |
| RZ/FDP 2017-LE-022 <i>(Lee)</i> | SPRINGFIELD GATEWAY, LLC – Appls. to rezone from C-5, C-8, CRD, SC and HC to PDC, CRD, SC and HC to permit a hotel with an overall Floor Area Ratio (FAR) of 1.50 and approval of the conceptual and final development plan. Located on the S. side of Franconia Rd. at its intersection with Backlick Rd. on approx. 1.54 ac. of land. Comp. Plan Rec: Retail and other Commercial Uses. Tax Map 80-4 ((1)) 17, 18 and 19. | H. Eddy | P/H TO 5/17/18 <i>(from 1/25/18)</i> |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, March 22, 2018
Meeting Starts at 7:30 p.m.**

Posted: 3/22/18
Revised: 3/23/18

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURES SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

ITEMS SCHEDULED FOR DECISION ONLY/MARKUP

| Application | Applicant | Staff | PC Action |
|--|--|--------------|--|
| <u>Capital Improvement Program</u> | FY 2019 - FY 2023 Advertised Capital Improvement Program (CIP) The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period. | M. Reed | D/O TO 4/5/18 <i>(P/H from 3/7/18)</i> |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|--|--|--------------|----------------------|
| <u>SE 2017-HM-031</u> <i>(Hunter Mill)</i> | <u>FR PIKE 7 LIMITED PARTNERSHIP</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 8361, 8365, 8371 and 8399 Leesburg Pike, Vienna, 22180 on approx. 12.92 ac. of land zoned C-7, SC and HC. Tax Map 29-3 ((1)) 36A1, 36B, 36C1 and 36D. | K. Antonucci | APPROVAL REC |
| <u>CSP 86-C-121-04</u> <i>(Hunter Mill)</i> | <u>EXCELSIOR PARC APARTMENT OWNER, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 86-C-121. Located E. of the intersection of Reston Pkwy. and Sunset Hills Rd. next to the Oracle Office Complex on approx. 5.0 ac. of land zoned PRC. Tax Map 17-4 ((1)) 7B. | A. Gonzalez | APPROVED |
| <u>PCA 2009-HM-019-02/CDPA 2009-HM-019/FDPA 2009-HM-019</u> <i>(Hunter Mill)</i> | <u>COMSTOCK RESTON STATION HOLDINGS, LC</u> – Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2009-HM-019, previously approved for transit station mixed-use development, to permit modifications to proffers and site design at an overall floor ratio (FAR) of 3.59. Located on the S. side of Reston Station Blvd., W. of Wiehle Ave. on approx. 9.91 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 17A (pt.), 17L1, 17L2 and 17L3 and 17-4 ((24)) 3. | W. O'Donnell | D/O TO 4/5/18 |
| <u>RZ/FDP 2016-HM-035</u> <u>Addendum</u> <i>(Hunter Mill)</i> | <u>CRS SUNSET HILLS, LC</u> – Appls. to rezone from PDC and I-4 to PDC to permit transit station mixed use development with an overall Floor Area Ratio (FAR) of 3.68 and approval of the conceptual and final development plan. Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of Reston Station Blvd. on approx. 8.44 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((20)) (A) 1, 2, 3 and 4; 17-4 ((20)) (B) 5, 6, 7 and 8; 17-4 ((20)) (C) 9, 10, 11, 12, 13 and 14; 17-4 ((20)) (D) 15, 16, 17 and 18; 17-4 ((2)) (E) 19, 20, 21 and 22; 17-4 ((20)) (F) 23, 24, 25 and 26; 17-4 ((20)) (G) 27, 28, 29 and 30; 17-4 ((1)) 17A (pt.), 17B and 20. | W. O'Donnell | D/O TO 4/5/18 |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, March 22, 2018
Meeting Starts at 7:30 p.m.**

Posted: 3/22/18
Revised: 3/23/18

KEY
P/H – Public Hearing
D/O – Decision Only

(Concurrent with PCA 2009-HM-019).

PCA 2009-HM-019
Addendum
(Hunter Mill)

CRS SUNSET HILLS, LC – Appl. to amend the proffers for RZ 2009-HM-019 previously approved for transit station mixed use development to permit deletion of land area to allow the land area to be included in RZ 2016-HM-035. Located in the N.W. intersection of Wiehle Ave. and Reston Station Blvd. on approx. 1.35 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 17A. (Concurrent with RZ/FDP 2016-HM-035).

W. O'Donnell **D/O TO 4/5/18**

PA 2017-CW-5CP
(Countywide)

COMPREHENSIVE PLAN AMENDMENT (OFFICE BUILDING REPURPOSING) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2017-CW-5CP concerns countywide guidance for the Policy Plan, Land Use section, Appendix 13 of the Comprehensive Plan, which sets forth policy recommendations for the repurposing of vacant, partially vacant, and underutilized office buildings in Mixed-Use Centers and Industrial Areas, as designated on the Concept for Future Development, to an alternative land use not envisioned under the Comprehensive Plan. The amendment will consider extending the guidance in this appendix to the repurposing of vacant, partially vacant and/or underutilized office buildings in Suburban Neighborhood Areas and Low Density Residential Areas. Performance criteria would apply.

S. Fisher **ADOPTION REC**

Code/PFM
Amendment
Attachment A
Attachment B
Attachment C
(Countywide)
(Cortina)

INTERPRETATION OF PFM HYDRAULIC GRADE LINE, DEBRIS CONTROL DEVICES, NEW FEES FOR MODIFICATIONS AND APPEALS AND EDITS – The specific changes to the County Code and the PFM include:

T. Dhakal **D/O TO 4/5/18**

1. Clarification of Introductory Language and Director Authority (PFM as Guidelines) The Introduction to the PFM §§1-0100 states that it “sets forth the guidelines for the design of all public facilities” and provides that the Director of Land Development Services (LDS) can waive these guidelines subject to specific conditions. However, throughout the PFM there are several other paragraphs that specify which provisions can be waived and which are mandatory, and these provisions conflict with each other. The proposed amendments clarify the conditions for waiver and remove conflicting language regarding the Director’s authority. Additional background information is provided in the attached Staff Report.

2. Hydraulic Grade Line (HGL) Storm sewer systems consist of a network of pipes connected by inlets and manholes. The HGL is an engineering analysis used to determine the flow energy of water. However, the County has inconsistently required HGL analysis. In cases where HGL analysis has not been required, the designer has used Manning’s Equation alone, which measures the initial capacity of a storm sewer pipe. Mandating the use of both HGL analysis and Manning’s Equation in the design of storm sewer systems will help decrease flooding and manhole cover displacement during storm surges. This requirement aligns with the current design requirements of the Virginia Department of Transportation (VDOT).

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, March 22, 2018

Meeting Starts at 7:30 p.m.

Posted: 3/22/18
Revised: 3/23/18

KEY
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3. Debris Control Devices (Trash Racks) County inspectors have noted the wide variety of debris control devices installed for low-level and low-flow intakes in storm water detention ponds as well as the associated varying degree of functionality: many require constant maintenance and replacement due to product failure. The current PFM does not specify a uniform design requirement. Thus, the proposed amendment to PFM Chapter 6 (Storm Drainage) creates a uniform standard and revised design guidelines resulting in stronger, more reliable and more maintenance-free debris control devices.

4. Land Development Services Fee Schedule The proposed amendment to Appendix Q (LDS Fee Schedule) of the County Code will clarify various inspection and study fees and aligns current inspection fees with LDS' annual Comprehensive Unit Price Schedule. The proposed amendment sets new fees for modifications and appeals.

5. Update to the Subdivision Provisions The proposed amendment to Fairfax Code Chapter 101 (Subdivision Provisions) mirrors the 2014 amendment to Virginia Code § 15.2-2260, which made it optional for owners creating 50 or fewer lots to submit preliminary subdivision plats to localities.

6. Update to the PFM The proposed amendment updates the PFM to require submitting engineers to incorporate a copy of the standard maintenance specifications for stormwater management facilities on construction plans.