



JMCA Land Use Workshop

January 24, 2006

Mount Eagle School Cafeteria



JMCA Land Use Committee

- ◆ Darren Smith
- ◆ Maury Audet
- ◆ Spencer Brooks
- ◆ Teresa Bryan



Workshop Goals

- ◆ Learn about Fairfax County land use procedures
- ◆ Learn about County plans and regulations that apply to our neighborhood
- ◆ Learn about development activity in our area
- ◆ Provide input in the form of community priorities for advocacy by the JMCA Board and Land Use Committee



Agenda

- ◆ 7:10 Fairfax County Development Approval Processes
- ◆ 7:25 County Plans/Guidelines Applicable to Jefferson Manor Neighborhood
- ◆ 7:40 Visioning Exercise Part I – Small Groups
- ◆ 8:00 Break
- ◆ 8:10 Visioning Exercise Part II – Summary Discussion
- ◆ 8:30 Current Development Activity in Area
- ◆ 8:50 Moving Forward – Working with Developers
- ◆ 9:00 Open Discussion



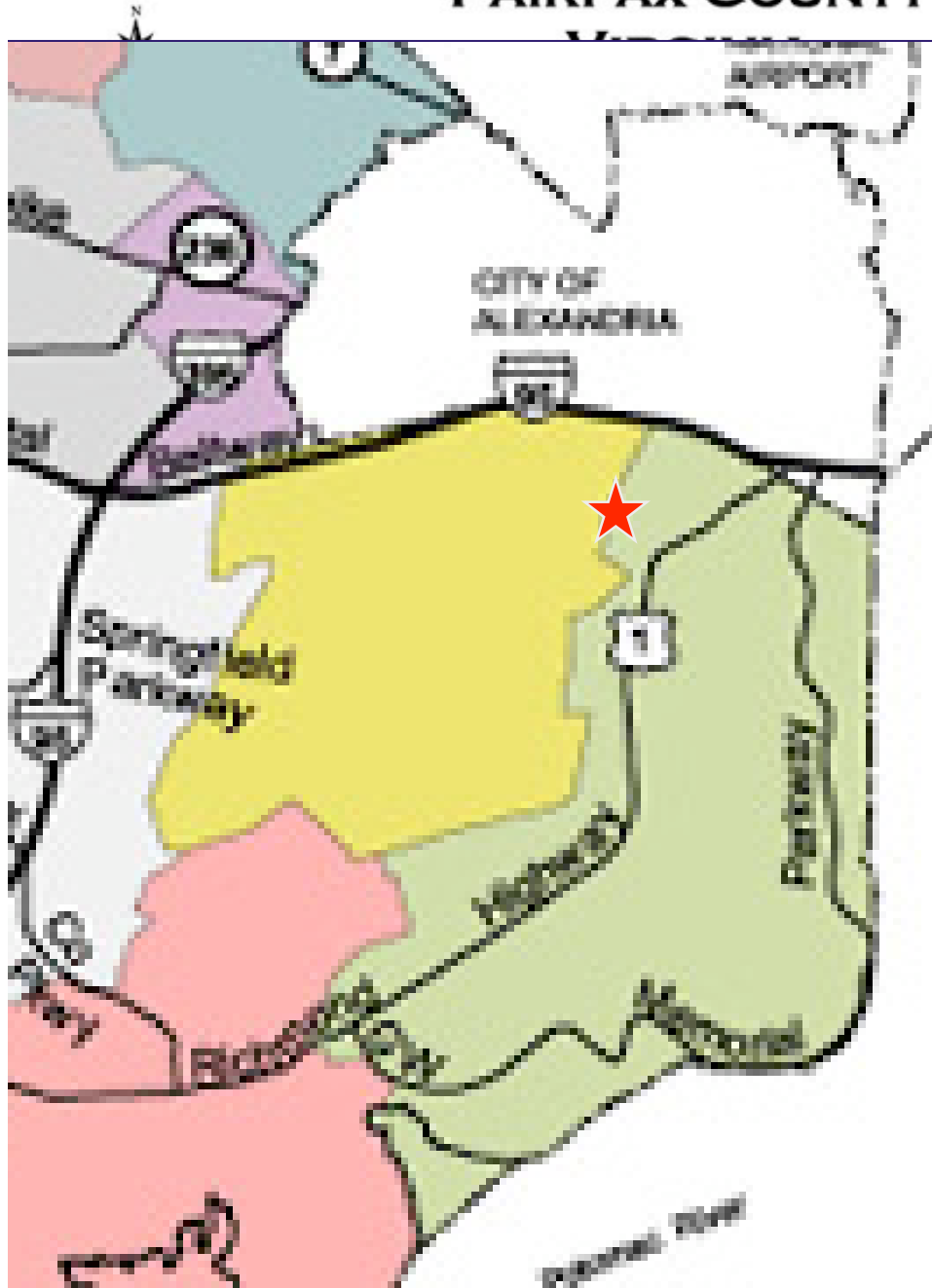
*We have a lot to accomplish -
Please help us stay focused
and on schedule.*



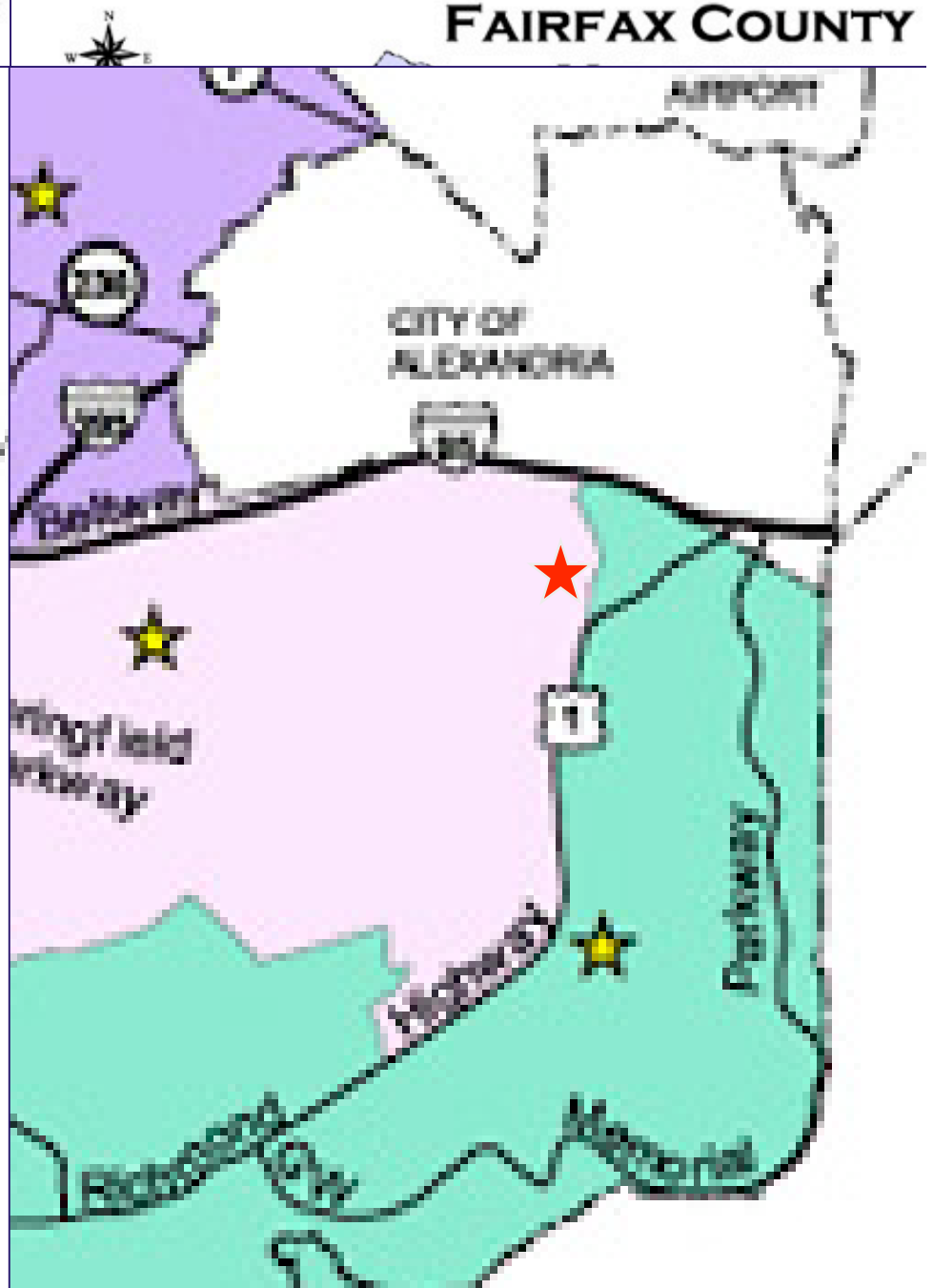
Fairfax County Development Approval Process: District Boundaries

- ◆ Supervisor District (Lee)
- ◆ Planning District (Mount Vernon)

FAIRFAX COUNTY



FAIRFAX COUNTY





Fairfax County

Development Approval Process: Guidelines and Regulations

◆ Comprehensive Plan

- Contains Area Plans for each planning district and special site (like a Metro station)

◆ Zoning Code

- Zoning Map shows the applicable zone for every parcel in the county
- Zoning Code lists the “by-right” land uses and specific restrictions for each zone type.



Fairfax County Development Approval Process: Administrative Bodies

- ◆ Board of Supervisors (BOS)
 - Elected to four year terms
- ◆ Planning Commission (PC)
 - Appointed by the Board of Supervisors to four-year terms
- ◆ Board of Zoning Appeals (BZA)
 - Appointed by Circuit Court of Fairfax County to five-year terms
- ◆ Dept. of Public Works and Environmental Services (DPWES)
 - Various review boards and offices



Fairfax County Development Approval Process: Development Prerequisites

The proposed development must:

- ◆ Conform to language in the Comprehensive Plan
- ◆ Conform to permitted uses listed in the Zoning Code
- ◆ Conform to all other applicable regulations and land use restrictions

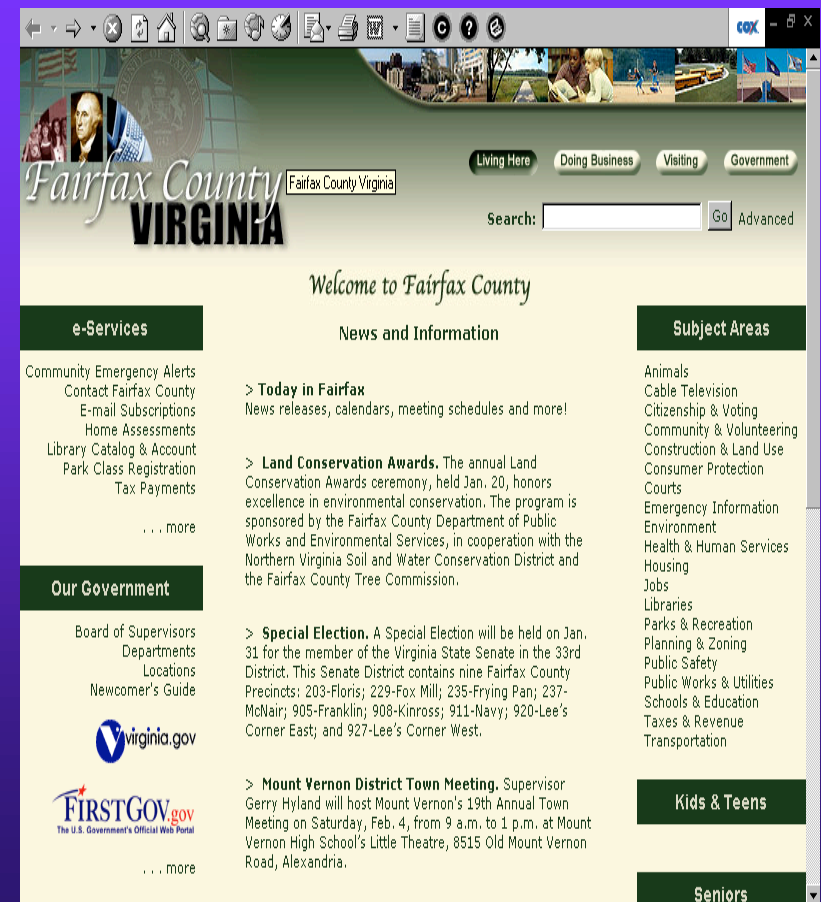


Fairfax County Development Approval Process: The Stages

- ◆ Comprehensive Plan Amendment (BOS/PC)
 - Five year cycle; otherwise must do “out-of-turn” amendment
- ◆ Rezoning/Special Exception/Development Plan Approval (BOS/PC)
 - Normally filed concurrently
- ◆ Special Permit/Variance (BZA)
 - Get rolled into above process for new construction
- ◆ Site Plan Approval/Building Permit (DPWES)

Fairfax County Development Approval Process: Where to Find Information

- ◆ **Fairfax County Website**
(www.fairfaxcounty.gov)
 - Planning and Zoning Section
(www.fairfaxcounty.gov/living/planning)
- ◆ **Cable Channel 16**
- ◆ **Meeting Schedule and Viewing Guide at**
www.fairfaxcounty.gov/today/default.htm

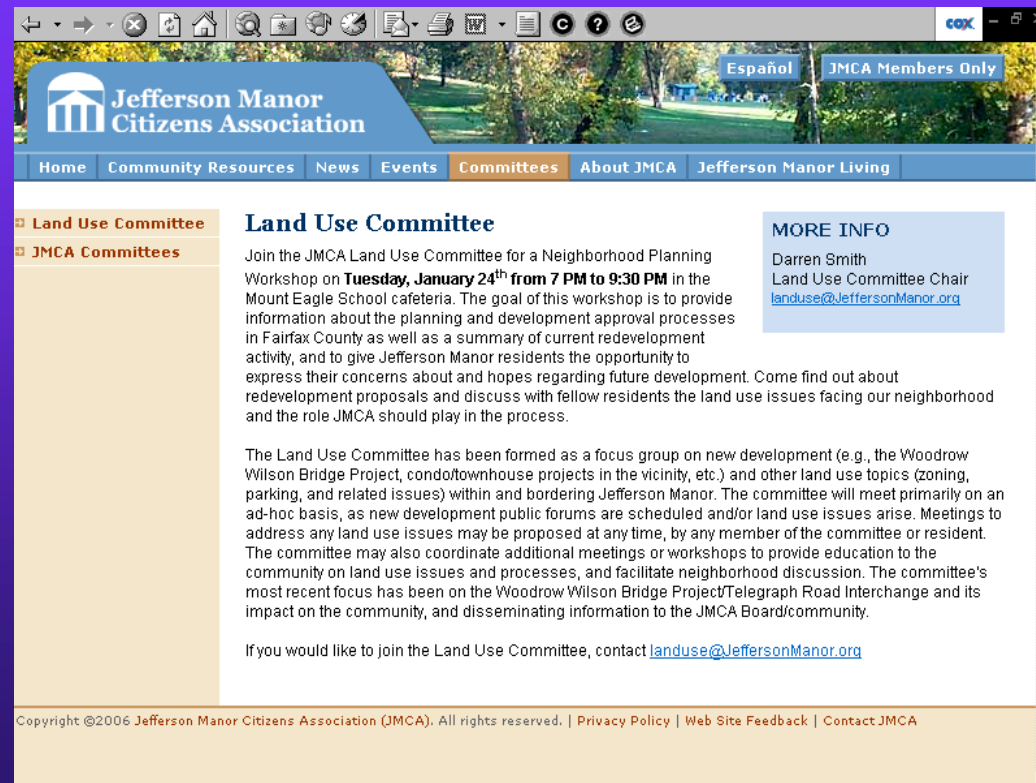


The screenshot shows the Fairfax County Virginia website homepage. At the top, there is a navigation bar with tabs for "Living Here", "Doing Business", "Visiting", and "Government". Below this is a search bar with a "Go" button and an "Advanced" link. The main heading reads "Welcome to Fairfax County". The page is organized into several columns:

- e-Services:** Community Emergency Alerts, Contact Fairfax County, E-mail Subscriptions, Home Assessments, Library Catalog & Account, Park Class Registration, Tax Payments, and a "... more" link.
- Our Government:** Board of Supervisors, Departments, Locations, Newcomer's Guide, and a logo for "virginia.gov".
- News and Information:** "Today in Fairfax" (News releases, calendars, meeting schedules and more!), "Land Conservation Awards" (The annual Land Conservation Awards ceremony, held Jan. 20, honors excellence in environmental conservation...), and "Special Election" (A Special Election will be held on Jan. 31 for the member of the Virginia State Senate in the 33rd District...).
- Subject Areas:** Animals, Cable Television, Citizenship & Voting, Community & Volunteering, Construction & Land Use, Consumer Protection, Courts, Emergency Information, Environment, Health & Human Services, Housing, Jobs, Libraries, Parks & Recreation, Planning & Zoning, Public Safety, Public Works & Utilities, Schools & Education, Taxes & Revenue, and Transportation.
- Kids & Teens** and **Seniors** sections are also visible at the bottom.

Fairfax County Development Approval Process: Where to Find Information

Land Use Committee Section of JeffersonManor.org



Jefferson Manor Citizens Association

Home Community Resources News Events **Committees** About JMCA Jefferson Manor Living

Land Use Committee

JMCA Committees

Land Use Committee

Join the JMCA Land Use Committee for a Neighborhood Planning Workshop on **Tuesday, January 24th from 7 PM to 9:30 PM** in the Mount Eagle School cafeteria. The goal of this workshop is to provide information about the planning and development approval processes in Fairfax County as well as a summary of current redevelopment activity, and to give Jefferson Manor residents the opportunity to express their concerns about and hopes regarding future development. Come find out about redevelopment proposals and discuss with fellow residents the land use issues facing our neighborhood and the role JMCA should play in the process.

The Land Use Committee has been formed as a focus group on new development (e.g., the Woodrow Wilson Bridge Project, condo/townhouse projects in the vicinity, etc.) and other land use topics (zoning, parking, and related issues) within and bordering Jefferson Manor. The committee will meet primarily on an ad-hoc basis, as new development public forums are scheduled and/or land use issues arise. Meetings to address any land use issues may be proposed at any time, by any member of the committee or resident. The committee may also coordinate additional meetings or workshops to provide education to the community on land use issues and processes, and facilitate neighborhood discussion. The committee's most recent focus has been on the Woodrow Wilson Bridge Project/Telegraph Road Interchange and its impact on the community, and disseminating information to the JMCA Board/community.

If you would like to join the Land Use Committee, contact landuse@JeffersonManor.org

MORE INFO
Darren Smith
Land Use Committee Chair
landuse@JeffersonManor.org

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Fairfax County Comprehensive Plan: Mount Vernon Planning District

◆ Impacts to Jefferson Manor

- Four county goals – Three that affect Jefferson Manor
 - 1) Promote economic potential of Route 1
 - 2) Encourage economically developed community and professional employment opportunities
 - 3) Achieve a balance between transportation, residential, and commercial growth



Fairfax County Comprehensive Plan: Huntington Metro Surrounding Area

- ◆ Focus will be on high-density, mixed-use projects to keep development concentrated near the station
 - Will also encourage pedestrian and transit-oriented accessibility while maintaining existing neighborhoods



Fairfax County Comprehensive Plan: Huntington Transit Station Area

- ◆ Transit Development Area
 - Part of Jefferson Manor zoned as Transit Development Area
- ◆ Other items of note
 - Streetscaping on N. Kings highway promoted by county
 - Idea is to make the corridor more appealing and convenient for pedestrians.



Fairfax County Comprehensive Plan: Zoning

◆ Residential

- Jefferson Manor = R8

- Based on density of dwellings per acre

◆ Commercial

- Huntington Station Shopping Center = C5

- Neighborhood Retail

◆ New zoning designations

- PRM (Planned Residential Mixed Use)



Questions about the Development Approval Process and Existing Guidelines for Our Area



Visioning Exercise: Small Group Discussion

- ◆ What do you like about living in Jefferson Manor?
- ◆ What does your “Ideal Jefferson Manor” look like?
- ◆ What concerns do you have about the future of Jefferson Manor?