

Board of Supervisors Development Process Committee

June 18, 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)
Linda Smyth, Providence District
Dan Storck, Mount Vernon District

The Development Process Committee (Committee) meeting was called to order at 1:38 p.m.

Zoning Ordinance Amendment Work Program, 2019 Update:

Supervisor Kathy Smith opened the meeting and reminded the group that the Zoning Ordinance Amendment Work Program (ZOAWP) was approved in 2018 for a two-year period. At this time, an update is being provided for the second year of the Work Program. Leslie B. Johnson, Zoning Administrator, of the Department of Planning and Zoning (DPZ), presented an overview of the 2019 update for the ZOAWP, including an update of the status of the amendments that were identified on the 2018 ZOAWP. Barbara Byron, Director, Office of Community Revitalization and DPZ, and Fred Selden, Director, DPZ, were also in attendance.

Mrs. Johnson described the variety of sources for topics for proposed amendments to the Zoning Ordinance. She outlined the organization of the Work Program handout and its attachments. It was noted that with the adoption of the new Ordinance with the Zoning Ordinance Modernization project (zMOD), it is hoped that a large portion of the Priority 2 list will have been considered. She provided an update on the status of 2018 amendments that have been adopted, authorized, or addressed, for a total of 74 percent, and she highlighted the major accomplishments.

Mrs. Johnson described the main topics of the amendments included on the Work Program for 2019. The items are divided into Tier 1 and Tier 2 to reflect the timing of bringing the items forward for Board consideration. It was noted that with zMOD, an endorsement of the work on the project to date will be presented for the July 16, 2019 Board meeting. The topics included under zMOD and the Tier 1 amendments were described, including agritourism, outdoor lighting, and regional mall parking rates. The Tier 2 amendment topics were identified, to include, among other items, application fees, Fairfax Green Initiatives, and the short-term lodging status update.

Mrs. Johnson described the staff approach to outreach and mentioned that another zoning open house is being planned for this summer. She concluded with the request that the Committee endorse the 2019 ZOAWP and direct staff to develop a streamlined format and approach for the 2020 ZOAWP.

In response to a question from the Committee about the SolSmart designation referenced in item 3F on Attachment 3, staff confirmed that the amendment will refer generally to accessory solar collection systems, which will allow the County to achieve the gold certification under the SolSmart program. In addition, the Committee noted that the Priority 2 list includes numerous items related to the affordable dwelling unit (ADU) program. Many of the items could be addressed together, and particularly since the ADU program is not generating many units, it is time to think about the next version of the ADU ordinance. Staff noted that revisions will be considered in the context of other County initiatives, some of the administrative provisions in the Zoning Ordinance may be relocated, and work is being done to advance affordable housing through revisions to the Workforce Dwelling Unit requirements of the Comprehensive Plan.

There was general concurrence with the 2019 ZOAWP update. Staff will post the Work Program on the website and send out a Listserv announcement, and Supervisor Smith will present a Board Matter at an upcoming Board meeting.

2019-2020 South County Site-Specific Plan Amendment (SSPA) Process and Comprehensive Plan Work Program Update:

Meghan Van Dam, Chief, Policy and Plan Development Branch, Planning Division (PD), DPZ, presented on the upcoming Site-Specific Plan Amendment process for the southern magisterial districts in the County and an update on the Comprehensive Plan Work Program. Also in attendance were Fred Selden, Barbara Byron, Marianne Gardner, Director, PD, DPZ, and Graham Owen, Planner III, PPDB, PD, DPZ.

Mrs. Van Dam indicated that the SSPA process provides an opportunity for community members to nominate and evaluate proposals to amend the Comprehensive Plan recommendations for specific sites. The presentation included a summary of the process, timeline, and eligibility criteria, all of which would largely replicate the ongoing 2017 North County SSPA process, as well as two recommended changes proposed by staff and the Planning Commission. Mrs. Van Dam indicated that the SSPA process consists of three phases: a nomination period during which sites can be proposed for amendment, a screening phase during which the Planning Commission and Supervisor-appointed task forces review the nominations at a high level and recommend nominations for inclusion on the Work Program, and a Work Program implementation phase, during which staff and the Task Forces evaluate the nominations in detail and provide recommendations to the Planning Commission and Board.

The first recommended change to the program was to amend the eligibility criteria to allow for nominations consisting of both residential and non-residential uses in all otherwise eligible areas.

This proposed change was developed in response to a recent amendment to the 2016 Proffer Reform Bill which allows for greater communications between County staff and developers of residential projects in areas that are considered “non-exempt” from that law. The second recommendation included the rescission of two inactive editorial amendments for the Pohick and Lower Potomac Planning Districts from the Comprehensive Plan Work Program in order to allow those areas to become eligible for nominations.

Supervisor McKay commented that the proposed timeframe for assembling Task Forces began in January, which would not provide much time for newly-elected Board members who would begin their tenures that month, and that as a result the timeframe may need to be pushed back a month or two. No further questions were asked and the Committee forwarded the item to the full Board.

The Committee meeting adjourned at 2:24 p.m.

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