

Board of Supervisors Land Use Policy Committee

March 11, 2025

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
James Walkinshaw, Braddock District
James Bierman, Jr., Dranesville District
Rodney Lusk, Franconia District
Walter Alcorn, Hunter Mill District
Andres Jimenez, Mason District
Dan Storck, Mount Vernon District
Dalia Palchik, Providence District
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)

Board of Supervisors (Board) Members absent:

Pat Herrity, Springfield District

The Land Use Policy Committee (Committee) meeting was called to order at 1:32 p.m.

The summary of the January 28, 2025, Committee meeting was accepted without change.

Industrial Land Use Trends:

Corinne Bebek, Senior Planner, Planning Division (PD), Department of Planning and Development (DPD) and Kelly Atkinson, Director, PD, DPD presented industrial land use trends in the Policy Plan amendment. Also in attendance was Tracy Strunk, Director, DPD.

Ms. Atkinson summarized the findings of the report on the national and local trends of the demand, growth, evolving needs, supply, size and location and vacancy rates of industrially zoned parcels. Next steps include the consultant's recommended amendments to the Comprehensive Plan including expanding criteria for requests to replan industrial areas, retaining existing industrial land in certain areas, and considering updates to area plans.

Discussion ensued regarding the current and future uses of industrially built and zoned parcels, including non-industrial uses; the location and compatibility of industrially zoned and planned areas; and the competing need and potential to convert to other uses, including residential. With the support of the Committee, staff will continue as discussed.

Equitable Development:

Michelle Stahlhut, Equity Program Manager, DPD and Toni Zollicoffer, Chief Equity Officer, Office of the County Executive, discussed including equitable community development principles in the Policy Plan amendment. Community feedback included themes such as

mitigating displacement, inclusive community engagement, promoting environmental justice, acknowledging history and preventing future damage, and affordable housing.

Recommendations for the Policy Plan amendment are to include an overarching goal for targeted policies in the Plan; strengthen the commitment to inclusive engagement; and create objectives in all Policy Plan elements.

Discussion ensued regarding the recommendation to create targeted policies within the individual elements of the plan rather than an overarching section; concerns of displacement due to redevelopment; and the importance of community engagement in the development process. With the support of the Committee, staff will continue as discussed.

Limitation on Retailers Selling Tobacco and Nicotine Vapor Products:

Brandie Temple, Epidemiologist III, Health Department and Andrew Hushour, Assistant Zoning Administrator, Zoning Administration Division, DPD, discussed potential limitations on the sale of tobacco and nicotine vapor products within 1,000 feet of a public, private or parochial school or child day care center. Also in attendance Tracy Strunk, Director, DPD, Dr. Benjamin Schwartz, Health Department (HD), Chris Revere, HD, Leslie Johnson, Zoning Administrator, DPD, and Patrick Folz, Assistant County Attorney. Ms. Temple described the authority provided in House Bill 947 adopted during the 2024 General Assembly, the efforts of the workgroup, studies of youth exposure to marketing and use, and current retail locations with respect to locations of youth learning facilities. Mr. Hushour presented staff recommendations for potential regulation of all new tobacco retail locations near schools and child day care centers through the County Code, enforcement concerns and the timeline for potential implementation.

Discussion ensued regarding the level of Board support for potential regulation; the level of potential regulation that could be implemented; possible enforcement challenges; the current minimum age for purchase of tobacco products; the measurement of the distance between schools and retail locations; the scope of the authority with respect to adjacent jurisdiction and child day center facilities; and the costs and benefits of potential regulations. At the direction of the Committee, staff will provide additional information in response to the questions from the Committee.

The Committee meeting adjourned at 3:11 p.m.

The next Committee meeting is scheduled for May 20, 2025, at 9:30 a.m.