

Board of Supervisors Land Use Policy Committee

February 10, 2026

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Rachna Sizemore Heizer, 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 Members absent:

Jeff McKay, Chairman
Pat Herrity, Springfield District

The Land Use Policy Committee (Committee) meeting was called to order at 3:00 p.m.

The summary of the December 2, 2025, Committee meeting was accepted without change.

Application Fees:

Bill Hicks, Director of Land Development Services (LDS), William Vannoy, Deputy Chief, Fire Marshal Office (FMO), and Tracy Strunk, Director, Department of Planning and Development (DPD), presented the proposed fiscal year 2027 adjustments to the LDS, FMO and DPD fees. Also in attendance were Jennifer Miller, Deputy County Executive, and Bill Mayland, DPD. Mr. Hicks provided background and proposed an increase of generally five percent for LDS, FMO and DPD fees due to inflation, but with some exceptions. Mr. Hicks detailed the exceptions to the LDS fees, including the review of certain public hearing applications that are higher than five percent based on actual staff time, and mentioned certain other fees that are not changing or different due to rounding. Mr. Vannoy described the FMO review and inspection fees vary from the five percent to maintain amounts in evenly divisible increments. Ms. Strunk described certain DPD fees are not five percent, including when aligning with similar fees, specified by state code, based on specific considerations and due to rounding. Also proposed is a new tier structure for developments providing affordable dwelling units based on the percentage of affordable units, and an increase in the minimum expenditure for developer-provided recreational amenities with Planned district applications. Mr. Hicks concluded with a description of the outreach and timeline to align with the budget process.

Discussion ensued with input from staff regarding the frequency of fee adjustments, plan and permit review and approval times, review and process improvements, and the possibility for reductions for applications associated with manufactured homes. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 3:26 p.m.

The next Committee meeting is scheduled for March 10, 2026, at 11:00 a.m.