

Board of Supervisors Land Use Policy Committee

January 30, 2024

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

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

The Land Use Policy Committee (Committee) meeting was called to order at 11:15 a.m.

The summary of the October 17, 2023, Committee meeting was accepted without change.

Electric Vehicle Charging Equipment Permit Fee Exemption:

John Friedman, Engineer IV, Site Code Research and Development Branch (SCRD), Department of Land Development Services (LDS) and Matthew Hansen, Director, Site Development and Inspections Division (SDID), LDS, provided an update of the fee exemption for the installation of electric vehicle charging (EVC) equipment. In October 2022, the Board eliminated the building permit fee for the installation of EVC equipment for an 18-month trial period. The fee exemption is set to automatically expire May 1, 2024. Mr. Friedman stated that 38 commercial and 858 residential permits have been issued and described the equity and revenue impact of the fee exemption. Staff requested guidance from the Committee whether the fee exemption should be left to expire on May 1st, renewed for an additional trial period, or made permanent.

Discussion ensued with input from staff regarding the degree to which the fee exemption provides an incentive to encourage electric vehicle adoption, the message the exemption conveys about the county priorities, equity impacts, barriers to electric vehicle adoption, and budget impact of the lost revenue. The committee requested additional information on the breakout of the commercial permits and for staff to conduct a new public information campaign regarding the fee waiver. Staff is to coordinate with Chairman McKay on a Board matter to extend the fee exemption for another period.

Chesapeake Bay Preservation Ordinance (CBPO) Amendment:

Jerry Stonefield, Engineer IV, SCRCD, LDS, and Matthew Hansen, Director, SDID, LDS, provided a presentation related to the proposed amendments to the Chesapeake Bay Preservation Ordinance (CBPO) to incorporate state-mandated provisions for the preservation of mature trees, and coastal resilience and adaptation to sea level rise. The required provisions include that mature trees must be preserved to the extent practicable consistent with the proposed use in the Resource Protection Area (RPA), add adaptation measures as a new allowed use in the RPA and will require a resilience assessment for any use in the RPA. The county must adopt the amendments to the CBPO by September 2024.

Discussion ensued with input from staff regarding the review and criteria for the preservation of mature trees, the additional work and cost to complete the resilience assessment, the limitations of fill, and coordinating with the Wetlands Board. With the concurrence of the Committee, staff will continue with the outreach and amendment process.

Public Facilities Manual Amendment:

Jerry Stonefield, Engineer IV, SCRCD, LDS, and Matthew Hansen, Director, SDID, LDS, provided a presentation related to the proposed amendments to the Public Facilities Manual (PFM) regarding adding criteria to the existing provision for waiving the requirement to install street lights with site and subdivision developments in order to add clarity and transparency to the waiver request and review process. The proposed criteria list the factors that the Director of LDS would consider when evaluating the request. The amendment will also require the waiver request be submitted by a design professional and specify a minimum of at least one street light at each intersection.

Discussion ensued with input from staff regarding the outreach, the frequency of the requests, the proposed submission requirements and criteria including the consideration of bicycles as well as pedestrians. With the concurrence of the Committee, staff will continue with the outreach and the amendment process.

The Committee meeting adjourned at 12:15 p.m.

The next Committee meeting is scheduled for February 27, 2024, at 1:30 p.m.