Board of Supervisors Land Use Policy Committee

July 18, 2023

Government Center Conference Room 11

Board of Supervisors (Board) Members present:
Jeff McKay, Chairman
James Walkinshaw, Braddock District
John Foust, Dranesville District
Walter Alcorn, Hunter Mill District
Rodney Lusk, Franconia District
Penelope Gross, Mason District (Vice Chairman)
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 11:12 a.m.

The summary of the May 16, 2023, Committee meeting was accepted without change.

Zoning Ordinance Work Program:

Leslie Johnson, Zoning Administrator, Zoning Administration Division (ZAD), Department of Planning and Development (DPD) presented proposed FY 2024/2025 Zoning Ordinance Work Program (ZOWP) update. Also in attendance was William Mayland, Assistant Zoning Administrator, ZAD, DPD. Ms. Johnson described the accomplishments and progress of the past year, including accessory living units, home based business, outdoor lighting, readoption of the Zoning Ordinance Modernization (zMOD), reports to the Board, and continuing progress on ongoing efforts such as parking, landscaping and screening, signs and outdoor lighting.

The 2024/2025 Work Program includes continuing efforts on the carry over topics, affordable housing initiatives, climate action and resiliency (formerly called green initiatives), Planned Residential Commercial (PRC) Plan exemptions, other carry over topics and reports to the Board. Ms. Johnson detailed estimated timelines and tailoring outreach efforts. In addition, Ms. Johnson described a significant update of the Priority 2 list, including consolidating and removing older items, some which were 30 years old, adding new items, and retaining appropriate and ongoing items. The revised list will align with the adoption of zMOD, to focus on more modern and relevant topics. Ms. Johnson concluded her presentation by outlining the next steps, including a Board matter for approval of the ZWOP at the July 25, 2023, Board meeting.

Discussion ensued with input from staff regarding the benefits of removing old and unnecessary items from the Priority 2 list; coordinating the ZOWP with Comprehensive Plan updates so they use compatible language and work in tandem; various reports to the Board; reuse of existing buildings; and open space credit for certain Best Management Practices.

Public Facilities Plan Amendment:

Salem Bush, Branch Chief, Public Facilities and Plan Development (PFPD), DPD, presented proposed changes to the Public Facilities element of the Policy Plan. Also in attendance were Mohamed Ali, Planner, PFPD, DPD, Tracy Strunk, Director, DPD (via telephone) and Philip Niedzielski-Eichner, Chair of the Planning Commission. Mr. Bush described the history and background of the update, coordination with stakeholder agencies and the Planning Commission, and community engagement. Mr. Bush highlighted the proposed revisions to the Plan text, proposed schedule for outreach and public hearings, and the next phase.

Discussion ensued with input from staff regarding the next steps, coordination with updates of the other parts of the Policy Plan, including schedule and consistent language with the Zoning Ordinance and coordination with Zoning Evaluation Division and ZAD. Planning Commission Chair Niedzielski-Eichner described additional coordination between the Planning Commission Policy Plan Committee and staff of the ongoing efforts related to the full Policy Plan updates. Further discussion on the Public Facilities Element of the Policy Plan included the scope of advertisement, repurposing buildings, affordable and workforce housing, placemaking, co-locating uses, outreach efforts, locations of services, fiscal analysis of facilities, and the scope and applicability of the Policy Plan.

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

The next Committee meeting is scheduled for October 17, 2023, at 11:00 a.m.