

Board of Supervisors Land Use Policy Committee

October 17, 2023

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
James Walkinshaw, Braddock District
John Foust, Dranesville 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)
Walter Alcorn, Hunter Mill District, was absent from the meeting

The Land Use Policy Committee (Committee) meeting was called to order at 11:01 a.m.

The summary of the July 18, 2023, Committee meeting was accepted without change.

Stormwater and Erosion & Sedimentation Consolidation:

John Friedman, Engineer IV, Site Code Research and Development Branch, Department of Land Development Services (LDS) provided an update of the consolidation of the Virginia Erosion and Sediment Control and Stormwater Management Program Regulations. Also in attendance was Matthew Hansen, Director, Site Development and Inspections Division (SDID), LDS. Mr. Friedman presented the background and timeline of the changes to the state law and regulations that were adopted to eliminate redundancies, clarify program requirements and correct inconsistencies. Amendments to the state law will require the county to amend the County Stormwater Management Ordinance to eliminate the current water quantity control (i.e., detention) exemption applicable to certain single family home construction projects. Staff requested input from the Committee whether the exemption from the water quality control (e.g., BMP) requirements should also be removed from the ordinance.

Discussion ensued with input from staff regarding whether the county ordinance should retain the existing exemption from the water quality control requirements for single family home projects, including costs and methods of providing additional water quality controls, the benefits to local waterways; and the size and number of projects that would be impacted by the elimination of the current exemption. The committee requested that both options be included going forward and provide additional information as discussed.

Data Centers:

Carmen Bishop, Deputy Zoning Administrator, Zoning Administration Division, Department of Planning and Development (DPD) and Katie Hermann, Branch Chief, Planning Division, DPD, presented information related to data centers in response to a May 2023 Board Matter. Also in attendance was Tracy Strunk, Director, DPD, Leslie Johnson, Zoning Administrator, DPD, William Marsh, LDS, Bill Barrack, Wastewater Management, Department of Public Works and Environmental Services and Matthew Meyers, Office of Environmental and Energy Coordination.

Ms. Bishop and Ms. Herman described the current and future trends of data centers in the county; the existing Comprehensive Plan and Zoning Ordinance provisions applicable to development of such uses; and environmental topics, such as energy and water demand, water and air quality, noise impacts and aesthetics. Staff presented considerations for guidelines and standards, including Zoning Ordinance provisions related to permissions, locations, noise standards, water quality and aesthetics, and Comprehensive Plan criteria.

Discussion ensued with input from staff regarding the potential development standards and provisions that could be applicable to by-right and rezoning applications, including noise limits; water and electric utility infrastructure availability and energy demands; emerging technologies related to operations; aesthetics and enforcement of requirements after the development is constructed. Staff will continue with the research and report back to the Board.

The Committee meeting adjourned at 12:41 p.m.

The next Committee meeting is scheduled for January 30, 2024, at 11:00 a.m.