

# Board of Supervisors Revitalization Committee

July 24, 2018

Government Center Conference Room 11

Supervisor Storck called the meeting to order at 11:15 am

Board Members present: Co-chairs Jeff McKay and Dan Storck; Chairman Sharon Bulova; Supervisors John Cook, John Foust, Penny Gross, Pat Herrity, Cathy Hudgins, Kathy Smith, Linda Smyth

## **1. Zoning Ordinance Amendment Regarding Small-Scale Production:**

Barbara Byron, Director, Office of Community Revitalization (OCR), introduced the item and noted that it is one part of a three-part initiative that includes a study being conducted by OCR with consultant services by Recast City, and a Comprehensive Plan amendment on retail building repurposing. Carmen Bishop, Senior Planner, Department of Planning and Zoning (DPZ), presented an overview of the proposed Zoning Ordinance amendment, outreach conducted to date, and the proposed schedule for public hearings. Staff also in attendance were Leslie Johnson, Zoning Administrator, DPZ; and Andrew Hushour, Deputy Zoning Administrator, DPZ.

Ms. Bishop presented a brief summary of the emerging trends relating to small-scale production, the current Zoning Ordinance provisions, and the components of the proposed amendment. The amendment would establish and define a new land use for a small-scale production establishment, which would be permitted by right in most commercial, industrial and planned development districts, subject to use limitations. There was discussion regarding whether the maximum size of 10,000 square feet of gross floor area (GFA) would be appropriate in the C-8 District, particularly within the Highway Corridor Overlay District, where there are areas with small commercial parcels and abutting residential. Staff suggested that an option could be included and advertised with the amendment to require special exception approval for an increase above 6,000 square feet of GFA in the C-8 District.

There was additional discussion regarding the potential for noise to affect surrounding uses. Staff noted that the Noise Ordinance would apply, and that this topic will be further reviewed. The process that would be required for a new small-scale production establishment was discussed, and whether the final development plan amendment fee should be reduced. Staff responded that it will be reviewed, and is presently an item on the Zoning Ordinance Amendment Work Program.

Staff proposes to present the amendment for authorization in September, with public hearings in November and December, 2018.

**1. BizEx:**

Meaghan Kiefer, Business Experience Partner in the Office of the County Executive presented an introduction to the Business Experience (“BizEX”) program which was officially launched in March, 2018. The purpose of the program is to offer support to prospective and fledgling small business owners in the County. The presentation included information about the number of customers served, the types of questions asked, potential opportunities for improvement based on the inquiries to date as well as statistics informing how customers are finding the Business Experience resources. Ms. Kiefer indicated that customer service surveying has begun. Several Board members expressed their support for the service. Supervisor Foust requested that he be notified of any complaints of delays for projects within the Dranesville District. Discussion ensued regarding future plans for the BizEx office; the need for continued/expanded resources and efficiencies for small businesses; the various resources available to assist small business in finding space in which to locate; and, that promotion of the service is key, as is the messaging to our small business entrepreneurs that the County wants to help them. The County Executive indicated that organizational resource conversations are underway and more information will be forthcoming.

Supervisor Storck adjourned the meeting at 12:00 pm