

# Board of Supervisors Development Process Committee

December 11, 2018

Government Center Conference Room 11

## ***Board of Supervisors (Board) Members Present:***

Sharon Bulova, Chairman  
Penelope Gross, Mason District (Vice Chairman)  
John Cook, Braddock District  
John Foust, Dranesville District  
Pat Herrity, Springfield District  
Jeff McKay, Lee District  
Catherine Hudgins, Hunter Mill District  
Kathy Smith, Sully District (Committee Chair)  
Linda Smyth, Providence District  
Dan Storck, Mount Vernon District

The Development Process Committee (Committee) meeting was called to order at 9:35 a.m.

## **Zoning Ordinance Modernization (zMOD) Update:**

Barbara Byron, Director, Office of Community Revitalization (OCR) introduced the zMOD update and requested that Board members advertise the upcoming public meeting to be held on January 8, 2019 at the Government Center on the zMOD draft for Public, Institutional, and Community uses. Carmen Bishop, Senior Assistant to the Zoning Administrator, Department of Planning and Zoning (DPZ), began the presentation with a follow-up on four industrial uses based on discussions at the October DPC meeting: data center, goods distribution hub, self-storage, and warehouse. Regarding the data center use, a question was raised about the parking rate, noting that there are typically few employees. It was also noted that certain I-4 districts have surrounding residential and the standard to enclose cooling and other equipment should be extended to that district. With regard to the goods distribution hub use, additional information was requested about the demand for the facilities and their typical sizes. For the self-storage use, it was noted that visual impacts and how the use fits in with the surrounding area need to be addressed during the review of proposed facilities. Additional information was requested about how other jurisdictions are permitting self-storage. It was also requested that staff review whether standards are needed for the combination of self-storage and truck rental. Ms. Byron noted that staff is continuing to work on the standards for this use.

Casey Judge, Senior Assistant to the Zoning Administrator, DPZ, presented an overview of the draft for the Public, Institutional, and Community use classification, which includes five categories and 26 individual uses. Several questions were raised regarding the Club, Service Organization, or Community Center use. It was noted that these buildings are sometimes used as event venues, which is a different use. Questions were raised about the proposal to not allow these uses in the R-C

District, particularly since there are existing uses such as the Isaac Walton League. Ms. Byron explained that staff has discussed creating a process whereby an existing use could be amended. With respect to the Solar Power Facility use, it was requested that staff research whether additional standards are needed for a maximum size. The cost of decommissioning sites was also mentioned.

There was preliminary discussion about the Religious Assembly use and other uses which may be co-located, such as residential or a specialized instruction center. Staff will return with more information at a future DPC.

The presentation was concluded with a discussion about whether a Child Care Center should be allowed by right in the C-5 through C-8 Districts. It was commented that additional quality child care is needed, and the use should be expanded to those districts, with appropriate standards for access, circulation, parking, and buffering. Ms. Byron said that staff will review the types of approved special exception development conditions.

The Committee meeting adjourned at 10:37 a.m.

The next Development Process Committee meeting is January 29, 2019, at 11:00 a.m.