

# Board of Supervisors Development Process Committee

October 9, 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 11:15 a.m.

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

Barbara Byron introduced Don Elliott, Clarion Associates, who presented information related to the proposed Industrial uses and structure. Mr. Elliot began with the scope of the zMOD project, as well as the overall trends on national approaches to land uses. The new structure was explained, which included two use tables that detailed how uses would be permitted in different zoning districts, as well as references to the definitions and any associated use standards. Then, the industrial uses were discussed, including the overall use classifications, categories, and specific uses, along with how they have been consolidated. The proposed changes to uses included changes in permissions for Wholesale Facilities, Contractor's Office and Shop, and possible changes to Self-Storage and Warehouse uses. The Board was asked a series of questions on their preferences for permissions for Self-Storage and Warehouse uses, and their responses are summarized below. Finally, Clarion discussed the different types of use-specific standards, as well as the next steps and overall timeline for the project.

When asked if the permissions for a Self-Storage use should be expanded to the I-3 and C-8 District, and if the permissions for a Warehouse should be expanded to the I-3 and PTC Districts, the following responses were provided:

Supervisor Gross felt that self-storage should not be permitted in the C-8 District, as Mason District had recently seen an influx of self-storage unit locations. Many shopping centers were in the C-8 District, and she did not wish to see by-right self-storage in these commercial areas. These uses needed to have community oversight.

Supervisor Smyth echoed Supervisor Gross's comments, especially for those C-8 properties located immediately adjacent to residential areas. Even in the I-3 Districts, she also had the concern for those

properties located within close proximity to residential areas. Particularly in the PTC, she thought that the idea was to get rid of older warehouses to create a more urban, walkable area. They did not match the vision and intent for Tysons, and the idea was to phase them out and turn them into other uses rather than to create more warehouse uses.

Supervisor Herrity supported the self-storage use in the I-3 District and potentially would support self-storage in the C-8 Districts and the warehouses in the I-3 District, depending on what use-specific standards were applied. He thought this should be looked at.

Chairman Bulova mentioned that she lives next to self-storage, and she noted that there was associated advertising and the parking of trucks outside, which was not appropriate for a residential area. To make these changes, the regulations on what would be allowed and not allowed via use standards would need to be tightened up and be enforceable. She also commented that she appreciated the pace of the project, as there were many complexities associated with the simplification of the Ordinance. Lastly, she added that the community outreach was excellent, and it was important to keep the constituents involved in this process.

Ms. Byron offered to work with Clarion offline to develop use-specific standards on the four uses mentioned and to bring them back to the Board to get their feedback.

Supervisor McKay thought that these uses in the I-3 Districts made sense, but he was concerned about writing too many standards for a use, making it extremely difficult for somebody to figure out how to make the use work and requiring interpretations. He thought that in the C-8, there would be too many instances where it would not be appropriate and should be kept as a Special Exception use. He requested more information on the warehouse use prior to providing a response.

The importance of thinking of transportation when thinking through where and how these uses would be permitted, including ensuring adequate parking would be provided, was discussed.

Supervisor Foust requested samples of the end product from other jurisdictions' Ordinances.

The Committee meeting adjourned at 12:08 p.m.

The next Development Process Committee meeting is October 23, 2018, at 1:30 p.m.