

Board of Supervisors Land Use Policy Committee

May 17, 2022

Government Center Board Auditorium

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
Penelope Gross, Mason District (Vice Chairman)
James Walkinshaw, Braddock District
John Foust, Dranesville District
Walter Alcorn, Hunter Mill District
Rodney Lusk, Lee District
Dan Storck, Mount Vernon District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Committee Chair)
Dalia Palchik, Providence District, was absent from the meeting.

The Land Use Policy Committee (Committee) meeting was called to order at 1:32 p.m.

The summary of the March 17, 2022, Committee meeting was accepted without change.

Signs Part II:

Casey Judge, Department of Planning and Development (DPD), presented an overview of the update of the sign regulations. Also in attendance were Barbara Byron, Director, DPD, and Carmen Bishop, DPD. The update focuses on consolidating sign plan requests, electronic display signs, and other revisions to the March 2019 Amendment. The proposed changes to the sign modification request processes would consolidate existing Comprehensive Sign Plan (CSP), Special Exception, and Special Permit processes into one request, expand the zoning districts where CSPs would be available, establish Planning Commission approval, and add to the submission requirements and review standards. Proposed changes to the electronic sign standards include re-evaluating the maximum brightness and considering larger sizes as part of the modified CSP process. Other topics for consideration include signs for mixed use and multifamily buildings, roof-mounted signs, mobile pick-up signs, and drive-through menus. In addition, staff is also reviewing another Supreme Court ruling that was recently issued to determine impacts on the county regulations. The timeline involves continued outreach and development of draft text through the summer and fall, with authorization and public hearings anticipated in winter 2022 and early 2023.

Discussion ensued regarding the existing provisions related to size, brightness, location, and appropriate districts for electronic signs; the driver for the amendment; feedback from the outreach; and the potential appeal process. Staff will continue with outreach and the development of the amendment and return to the Board as scheduled.

Zoning Ordinance Modernization Follow-on Motion: Landscape Professionals and Contractors:

Sara Morgan, DPD, presented an overview of the Zoning Ordinance Modernization Follow-on Motion regarding landscape professionals and contractors. Also in attendance were Barbara Byron and William Mayland, ZAD, DPD. Following adoption of the Zoning Ordinance last year, the Board made a motion directing staff to engage with landscape professionals and contractors related to existing regulations regarding locations and development standards for contractor's offices and shops. Ms. Morgan described the existing Zoning Ordinance regulations, the provisions of other jurisdictions, feedback received from stakeholder outreach, and considerations that could be incorporated into a future Zoning Ordinance Amendment. Those considerations include expansion of permissions to additional districts, additional use-specific standards, and developing a definition of construction vehicle.

Discussion ensued regarding the definition of construction vehicle, the dwindling amount of suitably zoned properties for such businesses, and screening outdoor storage of materials and equipment from view. With the concurrence of the committee, staff will move forward with public outreach and develop a proposal which will be brought back to the Board.

Sanitary Sewer Reimbursement Policy:

Shahram Mohsenin, Director, Wastewater Planning and Monitoring Division, Department of Public Works and Environmental Services (DPWES), presented a proposed sanitary sewer reimbursement policy for the Board's consideration. Also in attendance were Chis Herrington, Director, DPWES and Ellie Coddington, Deputy Director, DPWES. The existing sanitary sewer reimbursement policy governs agreements with developers for the enlargement of existing sanitary sewer systems, when warranted, to accommodate potential future development and reimbursement for the additional capacity constructed. The proposed policy would change the timing of the reimbursement to developers and adjust the sewer collection and availability fees.

Discussion ensued regarding the changes in development patterns in the county generating the need for a change in the policy; implementation of the proposed changes; potential impacts of the sewer charge increase; calculation of the future sewer capacity based on the Comprehensive Plan and application of the revised policy to pending developments. The Committee requested staff provide additional information for clarification, including a comparison of the proposed additional increases to the regular increases in sewer charges, impacts on staff resources, an analysis of the potential application to recently approved developments and recommendations for reimbursement milestones. The Committee requested the information before Board action on the revised policy.

The Committee meeting adjourned at 2:39 p.m.

The next Committee meeting is scheduled for June 14, 2022, at 1:30 p.m.