

Board of Supervisors Land Use Policy Committee

July 23, 2024

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
James Walkinshaw, Braddock District
James Bierman, Jr., Dranesville District
Rodney Lusk, Franconia District
Walter Alcorn, Hunter Mill District
Andres Jimenez, Mason District
Dan Storck, Mount Vernon District
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)

The Land Use Policy Committee (Committee) meeting was called to order at 1:30 p.m.

The summary of the May 14, 2024, Committee meeting was accepted without change.

Parking Reimagined Accessible Parking:

Michael Davis, Department of Land Development Services (LDS) presented information related to accessible parking spaces. Also in attendance was Bill Hicks, Director, LDS. Following adoption of Parking Reimagined, the Board directing staff to consider modifications to the requirements for the number of accessible parking spaces. Mr. Davis described the investigation and community survey conducted regarding accessible parking spaces, and the recommendation for increasing the ratio of accessible parking spaces to the total number of spaces required with developments.

Discussion ensued with input from staff regarding the thorough and quick analysis of the issue identified by the community. With the support of the Committee, staff will continue with the amendment process on the timeline as discussed.

Contractor's Office, Shop, and Construction Vehicles:

Austin Gastrell, Zoning Administration Division (ZAD), DPD presented information related to Contractor's Office, Shop, and Construction Vehicles. Also in attendance were Leslie Johnson, Zoning Administrator, ZAD, DPD and Bill Mayland, Assistant Zoning Administrator, ZAD, DPD. Mr. Gastrell described the timeline of the effort, existing provisions of the Ordinance and potential changes to issues and limitations, including outdoor storage of materials, vehicles and construction equipment.

Discussion ensued with input from staff regarding storage yards, screening from adjacent properties, setbacks, on-site and off-site parking. With the concurrence of the Committee, staff will continue as discussed.

Zoning Ordinance Work Program:

Leslie Johnson, Zoning Administrator, ZAD, DPD presented the proposed FY 2025/2026 Zoning Ordinance Work Program (ZOWP) update. Also in attendance was William Mayland, Assistant Zoning Administrator, ZAD, DPD. Ms. Johnson provided a status update of the 2024 items, proposed Priority 1 and Priority 2 Work Programs and timelines. She noted that 77% of the topics on the Work Program including several added during the course of the fiscal year were completed including the parking reimaged project, signs part II, landscaping and screening, outdoor dining and data centers.

The 2025/2026 Work Program includes continuing efforts on the ongoing and carry over topics, including contractor's offices and shops, short-term pop-up events and longer-term interim uses, accessory living units, congregate living, floodplain, light utility facilities, Planned Districts-and reports to the Board. Ms. Johnson described updates of the Priority 2 list, including consolidating and removing older items, adding new items to focus on current and relevant topics. In addition, Ms. Johnson outlined the next steps including a Board matter for approval of the ZWOP at the July 30, 2024, Board meeting.

Discussion ensued with input from staff regarding temporary events; murals as public art vs. advertisement; child care provider approval process; notifications of land use cases; manufactured housing; and public input in the development of the ZOWP. With the concurrence of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 2:50 p.m.

The next Committee meeting is scheduled for October 1, 2024, at 11:00 a.m.