

Board of Supervisors Land Use Policy Committee

June 14, 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
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Committee Chair)

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

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

Site Specific Plan Amendment (SSPA) Retrospective:

Graham Owen, Principal Planner, Department of Planning and Development (DPD) presented an overview of the Site Specific Plan Amendment retrospective recommendations for changes to the process. Also in attendance were Barbara Byron, Director, DPD, Leanna O'Donnell, Meghan Van Dam and Michael Burton of DPD. Mr. Owen provided a summary of the goals of the revised process, the community outreach that was conducted, the workgroup efforts, the planning commission recommendations, and next steps. The proposed revised SSPA process is anticipated to begin in October 2022 and includes a shorter countywide nomination phase, and revisions to the screening and evaluation phases, submission requirements and justification criteria.

Discussion ensued regarding the criteria and eligibility for nominations, including property owner consent, the timing and phases of the review process, and the inclusion and elimination of nominations for further consideration. A suggestion was made to hold a public hearing on the proposed changes, now scheduled for July 19, 2022 at 3:30 p.m.

Parking Reimagined:

Michael Davis, Parking Program Manager, Land Development Services (LDS), presented the update on the Parking Reimagined project goals and conceptual framework. Also in attendance were William Hicks, Director, LDS, Barbara Byron, Director, DPD, Leslie Johnson, Zoning Administrator, DPD, Jan Leavitt, LDS, Bill Mayland, DPD, and Austin Gastrell, DPD.

Mr. Davis provided an update of the progress of the Parking Reimagined project. The framework for the tiers has been revised from the presentation at the March 15, 2022, Committee meeting to concentrate on the higher density development areas surrounding transit. Mr. Gastrell described some of the ways staff is looking at simplifying and right sizing the rates. The presentation concluded with a discussion of the outreach and the next steps.

Discussion ensued regarding the rates for places of worship, considerations of sharing parking spaces, on-street parking, development near metro and revised provisions for review and approval of reduced parking requirements. With the concurrence of the committee, staff will continue with the project.

Zoning Ordinance Work Program (ZOWP):

Leslie Johnson, Zoning Administrator, DPD presented the 2023/2024 ZOWP which establishes the priorities for Zoning Ordinance amendments and efforts for the next two years. Staff returns to the Board on an annual basis for a status update and any needed re-prioritization.

Ms. Johnson highlighted the accomplishments and progress of the past year and described the proposed ZOWP topics.

The 2023/2024 Work Program includes initiatives and topics including affordable housing; fees; contractor's offices and shops; Holmes Run Acres historic overlay district; landscaping and screening; parking and signs. Other efforts include monitoring several ongoing green initiatives and state code changes and creating additional reporting capability. Ms. Johnson detailed estimated timelines and outreach efforts.

Ms. Johnson concluded her presentation by outlining the next steps, including a Board matter for approval of the Work Program at the June 28, 2022, Board meeting.

Discussion ensued regarding other priorities and topics, including issues with transition of emergency ordinance provisions implemented during the pandemic, such as outdoor dining/exercise facilities and looking at ways to allow these provisions to continue; issues related to the noise ordinance and its enforcement; status of other affordable housing initiatives; issues related to infill development, and Resilient Fairfax.

Planning and Land Use System (PLUS) Release 4:

Bill Hicks, Director, LDS, announced the launch of Release 4 of the PLUS system will occur on October 21, 2022. Release 4 includes the majority of the plans and permits submitted to LDS. However, during the cutover from the existing systems to PLUS, there will be a 10-calendar day freeze on all related legacy systems for the cutover to PLUS, and additional time for the migration of the vast amounts of data. Barbara Byron stated that staff knows that this is a big impact and want to announce this so everyone can plan ahead.

Discussion ensued regarding the scope of the impact, and steps to mitigate impact and hopefully shorten the length of system freeze during the cutover.

The Committee meeting adjourned at 3:12 p.m.

The next Committee meeting is scheduled for October 4, 2022, at 1:30 p.m.