Board of Supervisors Land Use Policy Committee

January 28, 2025

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 11:10 a.m.

The summary of the November 26, 2024, Committee meeting was accepted without change.

Policy Plan Amendment:

Corinne Bebek, Senior Planner, Planning Division (PD), Department of Planning and Development (DPD), and Anna Ricklin, Health in All Policies Manager, Health Department, presented the Healthy Communities updates for the Policy Plan amendment. Also in attendance were Tracy Strunk, Director, DPD, and William Nance, Planner, PD, DPD. Ms. Ricklin described the relationship of land use with health, existing guidance on healthy communities, and the history and efforts to align the Policy Plan with community health. Ms. Ricklin proposed establishing a new stand-alone element of the Policy Plan, building on existing structures in the Policy Plan, with five interrelated categories: Healthcare & Human Services; Active Living; Green Infrastructure & Climate Heath; Food Systems; and Social Connections. Ms. Bebek concluded with a description of community surveys and available information.

Discussion ensued regarding Committee support for the five categories, concern over redundancy with other areas of the plan, timing and outreach of the proposed amendment, and possible consideration of community engagement, placemaking and age distribution, and the economic impact and cost associated with the proposed amendment. With the support of the Committee, staff will continue as discussed.

Substations:

Carmen Bishop, Deputy Zoning Administrator, Zoning Administration Division (ZAD), DPD, presented a potential Zoning Ordinance amendment for substations. Also in attendance were

Tracy Strunk, Director, DPD, and Leslie Johnson, Zoning Administrator, ZAD, DPD.
Ms. Bishop presented the context and timeline of the proposed amendment effort and described the potential impacts, including visual impacts and noise, and the current Zoning Ordinance regulations. Ms. Bishop described the preliminary concepts for a potential amendment, including revised permissions for districts, and additional standards for setbacks, transitional screening and barriers.

Discussion ensued regarding potential changes of permissions for various districts and standards, applicability of any new standards to expansion of existing facilities, and application submission requirements and review of the information. With the support of the Committee, staff will continue as discussed.

Battery Energy Storage Systems:

Jacqui Kamp, Senior Planner, ZAD, DPD, presented a potential Zoning Ordinance amendment for battery energy storage systems (BESS). Also in attendance were Leslie Johnson, Zoning Administrator, ZAD, DPD, Carmen Bishop, Deputy Zoning Administrator, ZAD, DPD, and John Walser, Assistant Fire Chief, Fire Marshal Office. Ms. Kamp provided background and timing of the amendment process, and described types, sizes, locations, benefits and market trends of BESS devices. She discussed the current guidelines and regulations, and preliminary amendment concepts, including permissions/locations, visual, noise, aesthetic, safety and environmental considerations.

Discussion ensued regarding compatibility with other environmental goals, potential community visual, noise and safety impacts, including fire risk and response, and use standards based on size and scale of the system. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 12:38 p.m.

The next Committee meeting is scheduled for March 11, 2025, at 1:30 p.m.