Board of Supervisors Land Use Policy Committee

November 26, 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
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)
Pat Herrity, Springfield District was absent from the meeting.

The Land Use Policy Committee (Committee) meeting was called to order at 11:01 a.m.

The summary of the October 1, 2024, Committee meeting was accepted without change.

PRC Plan Exceptions and Minor Modifications:

Bill Mayland, Assistant Zoning Administrator, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented a proposed Zoning Ordinance Amendment for PRC Plan Exceptions and Minor Modifications. Also in attendance were Tracy Strunk, Director, DPD, Leslie Johnson, Zoning Administrator, ZAD, DPD and Cathy Belgin, Branch Chief, Zoning Evaluation Division, DPD. Mr. Mayland described proposed changes to consolidate the PRC Plan modification process, to be consistent with other districts, and remove the PRC Exemption provision. Mr. Mayland provided a comparison of the PRC exemption and minor modification processes. In addition, there is a proposed change to the minor modification provision for recreational facilities that would apply to all zoning districts.

Discussion ensued regarding the timing of the public meetings and amendments, and the potential impact to the applicable process of proposed change in threshold for building additions. With the support of the Committee, staff will continue with the amendment as discussed.

PDH/PDC Secondary Uses and Final Development Plan Submission Requirements:

Bill Mayland, Assistant Zoning Administrator, ZAD, DPD, presented a proposed Zoning Ordinance Amendment for Secondary Uses in the Planned Development Housing (PDH) and Planned Development Commercial (PDC) districts, and Submission Requirements for Final Development Plan (FDP) amendments. Also in attendance were Tracy Strunk, Director, DPD, and Leslie Johnson, Zoning Administrator, ZAD, DPD. Mr. Mayland described proposed

changes to the additional standards in the PDH districts related to commercial and office uses, and additional standards in the PDC district governing secondary uses as a percentage of principal uses. Mr. Mayland also described a proposed change to require the submission of a legal description of the subject property with applications for FDP Amendments. With the support of the Committee, staff will continue with the amendment as discussed

Policy Plan Amendment:

Salem Bush, Branch Chief, Public Facilities and Plan Development, Planning Division (PD), DPD, presented the Policy Plan Amendment. Also in attendance were Tracy Strunk, Director, DPD, Kelly Atkinson, Director, PD, DPD, and Corinne Bebek, Senior Planner, PD, DPD. Mr. Bush described the efforts to update various elements of the Policy Plan, including the introduction chapter and the draft land use vision and goals. Ms. Bebek described the anticipated milestones for the outreach and amendment process.

Discussion ensued regarding the connection to the strategic plan, the magnitude of the effort, community outreach, transportation and transit-centric development, affordable housing, environmental sustainability, and the location, pattern and speed of development. With the support of the Committee, staff will continue with the amendment process as discussed.

The Committee meeting adjourned at 11:48 p.m.

The next Committee meeting is scheduled for January 28, 2025, at 11:00 a.m.