Board of Supervisors Land Use Policy Committee

July 8, 2025

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

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

Board Members absent:

Jeff McKay, Chairman
Dan Storck, Mount Vernon District

The Land Use Policy Committee (Committee) meeting was called to order at 11:00 a.m.

The summary of the June 17, 2025, Committee meeting was accepted without change.

Manufactured Housing:

Ivana Escobar, Department of Housing and Community Development (HCD), Lia Niebauer, Planning Division (PD), Department of Planning and Development (DPD), and Jennan Qato, Zoning Administration Division (ZAD), DPD, presented the proposed Comprehensive Plan amendment, Zoning Ordinance amendment, and draft Manufactured Housing Relocation Guidelines regarding manufactured housing communities. Also in attendance were Leslie Johnson, Zoning Administrator, ZAD, DPD, Carmen Bishop, ZAD, DPD, Graham Owen, PD, DPD, Meghan Van Dam, Division Director, HCD and Tom Fleetwood, Director, HCD.

Lia Niebauer presented the Comprehensive Plan amendment. She described the Manufactured Housing Task Force recommendations, coordinated outreach plan and community feedback, and draft policies and revisions to the Policy Plan and Area Plans within the Comprehensive Plan, to preserve Manufactured Housing Communities as affordable housing, and where redevelopment is planned, support a goal of no loss of affordable units and relocation assistance to support existing community members. The tentative amendment timeline includes authorization and public hearings in the fall/early winter. Discussion ensued with input from staff regarding efforts to contact all manufactured home community property owners, preservation of existing communities and proposed Comprehensive Plan optional densities.

Jennan Qato presented the proposed Zoning Ordinance amendment. She discussed the community outreach and feedback, current Zoning Ordinance regulations, and the proposed changes to the Zoning Ordinance, including changes to district standards, such as district size, density, setbacks and required parking; use permissions; and Board modifications. Discussion ensued with input from staff regarding the applicability of the revised standards to proposed developments after the effective date of the amendment but would not immediately require changes to existing developments.

Ivana Escobar presented the proposed draft Manufactured Housing Relocation Guidelines. She outlined the recommendations by the Task Force, community feedback, applicability to proposed redevelopment to an alternative use and responsibilities of the owner, developer or applicant, and permanent and temporary relocation assistance for eligible displaced unit owners and renters. Discussion ensued with input from staff regarding the payee and amount and residency criteria to qualify for the relocation assistance, and the timeline for the outreach and comment on the draft Guidelines. With the support of the Committee, staff will continue as discussed.

Site and Subdivision Plan Review Times:

Jerry Stonefield, Site Development and Inspections Division (SDID), Land Development Services (LDS), presented the reduced plan times in response to House Bill 2660. Also in attendance was Kirsten Munz, Director, SDID, LDS. Mr. Stonefield described the legislation passed during the 2025 General Assembly session, including the reduction in the number of days the county is allowed to review site and subdivision plans, and the creation of a new requirement for the Director to review the comments if the third or subsequent resubmission of the plan is to be disapproved. The applicable sections Subdivision and Zoning Ordinance will have to be amended to match the new state code. Staff will prepare amendments for authorization and public hearings in the summer and effective in the fall. Discussion ensued with input from staff regarding impacts to county review process, potential improvements to state agency review, current review process and future tools, and the training and qualifications of submitting engineers. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 12:03 pm

The next Committee meeting is currently scheduled for October 7, 2025, at 3:00 p.m.