Board of Supervisors Land Use Policy Committee

October 7, 2025

Government Center Conference Room 11

Board of Supervisors (Board) Members present:
Jeff McKay, Chairman
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

Board Members absent:
The Braddock District Supervisor's seat is vacant.

The Land Use Policy Committee (Committee) meeting was called to order at 1:32 p.m.

The summary of the July 8, 2025, Committee meeting was accepted without change.

Congregate Living Facilities:

Jennan Qato, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented the proposed Zoning Ordinance amendment regarding congregate living facilities. Also in attendance were Tracy Strunk, Director, Department of Planning and Development, Leslie Johnson, Zoning Administrator, ZAD, DPD, and Bill Mayland, Assistant Zoning Administrator, ZAD, DPD. Jennan Qato presented the purpose and intent of the proposed Zoning Ordinance amendment. She discussed the current definition, permission and standards for congregate living facilities, and the concepts of the preliminary amendment to clarify the use and expand permissions to provide flexibility in location. Preliminary development standards and submission requirements relate to proximity to transit, compatibility, and the population served by congregate living facilities.

Discussion ensued with input from staff regarding oversight and enforcement, clarification of classifications, locations and clustering of various housing related uses under the Zoning Ordinance, and proximity to transit when within commercial and industrial districts. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 2:01 p.m.

The next Committee meeting is scheduled for December 2, 2025, at 1:30 p.m.