Board of Supervisors Land Use Policy Committee

December 2, 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
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)
Pat Herrity, Springfield District

Board Members absent:

Dalia Palchik, Providence District
The Braddock District Supervisor's seat is vacant.

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

Accessory Living Units:

Casey Judge, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), and Carmen Bishop, ZAD, DPD, presented Zoning Ordinance provisions regarding accessory living units (ALUs). 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, and Catherine Lunsford, DPD. Ms. Judge began the presentation with description of ALUs and the existing Zoning Ordinance provisions, including the current definition and standards. Ms. Bishop described the ALUs approved under the current provisions, comparison of nearby jurisdictions, and the challenges with the current regulations. Ms. Judge provided the concepts for consideration, including goals of any proposed amendment, including revised options for administrative approval, removing impediments, and revised definitions and standards. Ms. Bishop concluded with discussion of potential standards for detached and semi-detached ALUs, and the project timeline.

Discussion ensued with input from staff regarding comments and concerns from the Committee on the concepts presented for consideration; challenges with the current ALU provisions, including perceived barriers for compliance, requirements for the separate permit, renewal, recordation; parking; difficulty with enforcement; and concepts that may not be suitable, such as located in single-family attached dwellings. Staff requested Board members provide their

feedback, comments and concerns to staff regarding refining the concepts presented by the end of the year. With the support of the Committee, staff will continue as discussed.

The summary of the October 7, 2025, Committee meeting was accepted without change.

The Committee meeting adjourned at 2:25 p.m.

The next Committee meeting is scheduled for January 27, 2026, at 3:00 p.m.