Board of Supervisors Land Use Policy Committee

March 10, 2026

Government Center Conference Room 11

Board of Supervisors (Board) Members present:
Jeff McKay, Chairman
Rachna Sizemore Heizer, 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 11:04 a.m.

The summary of the February 10, 2026, Committee meeting was accepted without change.

Residential Building Height:

Drew Hushour, Assistant Zoning Administrator, Department of Planning and Development (DPD), presented the potential Zoning Ordinance amendment regarding heights of residential buildings. Also in attendance were Jennifer Miller, Deputy County Executive, Tracy Strunk, Director, DPD, and Jenn Tran, Planner, Zoning Administration Division, DPD. Mr. Hushour provided background, current standards and challenges and emerging design trends. He presented options for potential amendment, including retaining the current method, adding a maximum peak height, or using the highest eave to calculate height. Next steps include community and industry outreach for input and return to the Committee with draft text in the fall.

Discussion ensued with input from staff regarding the complexities of the issue, including bulk, looming, style and aesthetics, as well as the consideration of grading and fill, on the overall appearance, perceived height and different impacts to dissimilar neighboring properties. The committee discussed the plans for outreach and soliciting feedback, including different community and industry groups, and the format of the meetings. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 11:49 a.m.

The next Committee meeting is scheduled for May 12, 2026, at 11:00 a.m.