# Board of Supervisors Land Use Policy Committee

July 7, 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 9:31 a.m.

The summary of the May 12, 2026, Committee meeting was accepted without change.

**Zoning Ordinance Work Program:**

Leslie Johnson, Zoning Administrator, Department of Planning and Development (DPD) and William Mayland, Assistant Zoning Administrator, Ordinance Administration Section (OAS), DPD, presented the annual update of the Zoning Ordinance Work Program. Ms. Johnson provided highlights for fiscal year (FY) 2026, which included completed amendments, reports to the board, and amendments with significant progress. Mr. Mayland summarized the proposed FY 2027/2028 Work Program list which includes ongoing topics, such as application fees, reports to the Board and minor editorial and state code revisions; first tier topics, including accessory living units, accessory structures, building height, commercial and industrial uses and home day care facilities; Code of Virginia updates, including High Energy Use Facilities, manufactured homes, parking requirements, solar power and battery storage facilities, and wireless facility and temporary structures. Second tier topics include active transportation, floodplain, housing initiatives and religious assembly, among other topics. Mr. Mayland outlined the estimated timelines and next steps, including a Board matter for approval of the Work Program at an upcoming Board meeting.

Discussion ensued with input from staff regarding current and future amendments, including recent state-adopted provisions related to cannabis sales, and implementation of the faith in housing state bill; residential building heights; public uses in the R-C district; and secondary uses

in conjunction with a religious assembly. With the support of the Committee, staff will continue as discussed.

**Home Day Care:**

Jacqui Kamp, Principal Planner, Zoning Administration Division, DPD, presented the proposed provisions regarding home day care facilities intended to reduce regulatory barriers, streamline the process, and increase the capacity. Ms. Kamp described the current supply, demand, price, requirements and permit process for home day care facilities, and explained the proposed concepts for potential Zoning Ordinance amendments, including allowing up to 12 children with an administrative permit, adding new use-specific standards, and if retaining a legislative zoning process, modifying the permissions, submission requirements and process.

Discussion ensued with input from staff regarding the presented options; modifying the application submission requirements, including removing the requirement of a plat; modifying the application process, including review, and site inspections; affordability and availability; outreach, community engagement and enforcement. With the support of the Committee, staff will continue as discussed.

**Accessory Living Unit:**

Casey Judge, Deputy Zoning Administrator, OAS, DPD, and Carmen Bishop, Deputy Zoning Administrator, OAS, DPD, presented the proposed Zoning Ordinance changes regarding Accessory Living Units (ALUs). They presented the timeline of the project and a comparison of nearby jurisdictions; and the goals of an amendment, including streamlining the process to reduce barriers, including expanding the administrative permit process; and removing the requirements for owner-occupancy, permit renewal, and recordation. Other potential changes include reducing the minimum lot size for a detached ALU, modifying structure size and height limits, and revising the occupancy limits, and parking requirements, among other clarifications. Next steps including additional community outreach and potential public hearings.

Discussion ensued with input from staff regarding the presented options, including community outreach, engagement and feedback; the number, location and experience with existing ALUs; concerns with parking and allowing ALUs within single-family attached dwellings; comparisons to and experiences of other jurisdictions; and owner-occupancy requirements. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 11:00 a.m.

The next Committee meeting is scheduled for September 1, 2026, at 1:30 p.m.