Board of Supervisors Land Use Policy Committee

September 1, 2026

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
Pat Herrity, Springfield District
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)
Rachna Sizemore Heizer, Braddock District, participated remotely in this Committee meeting from Burke for a medical reason.

The Land Use Policy Committee (Committee) meeting was called to order at 1:30 p.m.

Chairman McKay asked Supervisor Sizemore Heizer to confirm that she is connected to the meeting remotely, and the Chairman verified that her voice was clear, audible and at an appropriate volume to be heard by the Committee in the meeting room.

Chairman McKay moved the Committee certify that the voice of the remotely participating member could be heard and further moved that the remote participation by Supervisor Sizemore Heizer conform with the policy for electronic participation. Supervisors Smith and Palchik seconded the motion and it carried by a vote of nine, with Supervisor Sizemore Heizer not participating in the vote on this motion.

The summary of the July 7, 2026, Committee meeting was accepted without change.

<u>Commercial and Industrial Modernization</u>:

Lily Yegazu, Principal Planner, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented the Commercial and Industrial Modernization (CI-MOD) Part 1 proposed Zoning Ordinance Amendment. Also in attendance were Tracy Strunk, Director, DPD, Drew Hushour, Zoning Administrator, DPD, Bill Mayland, Assistant Zoning Administrator, DPD and Casey Judge, Deputy Zoning Administrator, DPD. Ms. Yegazu described Part 1 as an update to the provisions of five specific uses: associated services uses, food trucks, recycling centers, specialized instruction centers and vehicle sales. Part 2, a more

detailed review of the Commercial and Industrial districts and uses, is on the work program as a priority 2 item and will occur later. Ms. Yegazu provided a description of the existing provisions and proposed changes that reflect current use patterns and apply consistent standards, including removing the associated service use and adding size and hours of operation limits to each principal use; expanding the hours of operation for food trucks in certain districts; allowing outdoor storage for recycling centers in the I-5 District; updating the size and permissions for specialized instruction centers; and aligning permission for vehicle sales with vehicle rentals. She concluded the presentation with a tentative timeline for community outreach and public hearings.

Discussion ensued with input from staff regarding the proposed changes for each use in the amendment, including expanding hours for food trucks and health department requirements, recycling centers, and off-site parking associated with vehicle sales establishments. With the support of the Committee, staff will continue as discussed.

Sanitary Sewer Lateral Evaluation:

William Barrack II, Director of the Wastewater Planning and Monitoring Division (WPMD), Department of Public Works and Environmental Services (DPWES), presented the evaluation of sanitary sewer laterals within Viginia Department of Transportation Right-of-Way (ROW). Also in attendance were Ellie Codding, Deputy Director, DPWES, and Allyn Worden, Code Specialist II, WPMD, DPWES. Mr. Barrack described the evaluation of the burden of replacement of privately owned sanitary sewer laterals in the ROW in response to a December 9, 2025, Board Matter, including estimates of the number, age, and customer type, as well as a comparison of other jurisdictions. Mr. Barrack described the potential alternatives, including the cost and legal limitations that were considered, such as transition of ownership, customer education, or the county providing aid to owners on a need-based program.

Discussion ensued with input from staff regarding the presented options, including the associated costs, the education campaign, including potential information to provide to owners and opportunities to conduct outreach. With the support of the Committee, staff will continue as discussed.

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

The next Committee meeting is scheduled for November 24, 2026, at 9:30 a.m.