

Board of Supervisors Development Process Committee

March 12, 2019

Government Center Conference Room 11

Board of Supervisors (Board) Members Present:

Sharon Bulova, Chairman
Penelope Gross, Mason District (Vice Chairman)
John Cook, Braddock District
John Foust, Dranesville District
Jeff McKay, Lee District
Catherine Hudgins, Hunter Mill District
Kathy Smith, Sully District (Committee Chair)
Linda Smyth, Providence District
Dan Storck, Mount Vernon District

The Development Process Committee (Committee) meeting was called to order at 9:37 a.m.

Zoning Ordinance Modernization (zMOD) Update:

Casey Judge, Senior Assistant to the Zoning Administrator, Department of Planning and Zoning (DPZ), presented an update to the zMOD project and overview of the draft for the Agricultural and Commercial use classification. Staff also in attendance were Barbara Byron, Director, Office of Community Revitalization (OCR), Leslie Johnson, Zoning Administrator (DPZ), and Carmen Bishop, Senior Assistant to the Zoning Administrator (DPZ).

Ms. Judge presented a review of the zMOD project scope for the modernization of the Zoning Ordinance and the new Ordinance structure and gave an overview of the draft Agricultural and Commercial uses classifications that began with an explanation of the document layout. Ms. Judge gave an overview of the agricultural uses that included the four proposed use names and permission changes. Changes to the commercial uses were presented and included the 80 land uses now combined into 50, an overview of new uses and those uses that have been consolidated, and highlighted permission changes. Carmen Bishop continued the presentation with details about changes in the permissions to the commercial uses and shared that staff is working to minimize potential impacts. It was noted that the zMOD team has given this presentation to various committees, groups, and at a community meeting as part of the extensive zMOD outreach and are available to present the drafts as requested. Next steps for the project include the release of the Residential, Accessory, and Temporary uses followed by the release of the consolidated draft of all the use regulations in May when the consultant, Clarion Associates, returns.

Questions were raised about the permitted uses in the Office use; hours of operation and increased flexibility for Indoor Commercial Recreation use; permissions associated with Public Entertainment; removal of Agricultural Operation and Agritourism from the R-1 District; potential list of uses that may be allowed in association with a Farm Winery, Limited Brewery, or Limited Distillery; and historic tourism being a use in the Public, Institutional, and Community uses. Staff

was asked to review whether garden centers should be permitted in industrial districts and compare our approach to those of other jurisdictions. Confirmation was also requested that the proposed commercial uses are in alignment with the office and retail repurposing initiatives. The discussion ended with the Committee's request for a list of sample agritourism uses from the state.

Zoning Ordinance Amendment Regarding Signs Regulations:

Andrew Hushour, Deputy Zoning Administrator, DPZ, gave an update to the proposed sign regulations amendment. At the public hearing on February 5, 2019, the Board deferred decision on the proposed sign amendment to March 19, 2019, to allow staff time to conduct additional research on requested items and to present those issues to the Development Process Committee for further discussion. Staff also in attendance were Barbara Byron, Director, OCR, Leslie Johnson, Zoning Administrator, DPZ, and Cherie Halyard, Assistant County Attorney.

Mr. Hushour presented a recap of recent activity related to the amendment and explained that the presentation would focus on four areas; definition of a sign, minor signs for certain non-residential land uses, off-premise/direction signs and grandfathering provisions. The definition of a sign has been refined to include both public and private streets when referring to the visibility of signs from any street. Two options were given for Minor Signs: Non-Residential Land Uses. The Planning Commission recommended that building mounted signs include signs attached to a fence, wall, or existing sign. An additional option allows free-standing signs if no more than two signs per lot. Three options were presented for Off-premise/Directional Signs that ranged from total prohibition to no prohibition of off-premises signs. Benefits and challenges were presented for each of the three options along with a chart that identified sign regulations for other local jurisdictions. Finally proposed grandfathering provisions were also presented.

Discussion ensued regarding the definition of signs and confirming that directional signs cannot be distinguished from other types of signs. Authority over signs that are placed in a right-of-way belong to Virginia Department of Transportation. Issues with enforcement for special event signs based on time limits and duration were identified. Staff agreed to consider a suggestion from the Committee that would allow off-premise signs for a limited duration similar to the approach utilized for signs in the right-of-way. The Board of Supervisors Public Hearing for adoption of the Sign Ordinance is scheduled for March 19, 2019 at 3:30 p.m.

The Committee meeting adjourned at 11:09 a.m.

The next Development Process Committee meeting is May 14 2019, at 3:30 p.m.