

# Board of Supervisors Development Process Committee

September 10, 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  
Pat Herrity, Springfield District  
Jeff McKay, Lee District  
Catherine Hudgins, Hunter Mill District  
Kathy Smith, Sully District (Committee Chair)  
Dan Storck, Mount Vernon District

The Development Process Committee (Committee) meeting was called to order at 11:10 a.m.

## **Zoning Ordinance and Electric Vehicle Charging Update:**

Leslie Johnson, Zoning Administrator, Department of Planning and Development (DPD) gave an overview of the presentation and introduced the various presenters. Staff also in attendance were Barbara Byron, Director (DPD), Carmen Bishop, Principal Planner, DPD, Casey Judge, Senior Planner, DPD, and Lily Yegazu, Senior Planner, DPD.

Ms. Johnson provided an overview of two upcoming Zoning Amendments, Regional Mall Parking Rates and Lot Width Definitions. Both amendments are scheduled for public hearings in the fall.

Ms. Bishop then gave an update on the latest zMOD timeline and published draft, Zoning and Overlay Districts, which was released on August 9<sup>th</sup>. This included the layout and organization of the draft, with a more in-depth overview to be provided at the October DPC presentation.

Ms. Judge discussed the next topic, Electric Vehicle Charging (EVC) Stations. She provided the current guidelines on EVC, as well as statistics on the current electric vehicle industry and different levels of charging. Examples of the different EVCs in Fairfax County were shown, and new regulations proposed as a part of the zMOD July 1<sup>st</sup> Consolidated Draft were presented.

The Board thought this type of technology should be encouraged, and limitations should be relaxed while the industry develops. They were interested in how other jurisdictions currently regulate this use. Staff should be conscious of how these regulations would impact older parts of the county, particularly when it comes to older shopping centers, and should ensure a mechanism would be put in place to allow waivers or administrative approval so this use is not disincentivized by cost. There were questions about any state or federal regulations and guidelines to protect from a multitude of providers having different specifications and compatibilities for their chargers. Staff should be flexible and wary of overregulation, but it is a balancing act. EVCs replace an unclean and environmentally questionable use, so this should be encouraged, but the aesthetics should be

regulated to protect constituents. Residential sites were also discussed and how charging could be accommodated there. A requirement to maintain the landscaping should be included.

### **Outdoor Lighting Zoning Ordinance Amendment**

Carmen Bishop, DPD, and Drew Hushour, Deputy Zoning Administrator, DPD, presented proposed Zoning Ordinance amendment regarding outdoor lighting regulations. Staff in attendance were Barbara Byron, Director, DPD; Leslie Johnson, Zoning Administrator, DPD; and Carmen Bishop, Principal Planner, DPD.

Ms. Bishop provided an overview of the proposed Outdoor Lighting Zoning Ordinance amendment, including a summary of the current performance standards in the Zoning Ordinance and the timeline and approach to the proposed revisions based on the Zoning Ordinance Amendment Work Program. The specific proposed revisions were highlighted, including a new correlated color temperature standard, reducing the lumens for exempt fixtures for single family dwellings, reducing the lumens and other revisions for exempt motion activated security lighting, changing the hours for lighting of sports fields or courts on private residential properties that are subject to a sports illumination plan from 11:00 p.m. to 10:00 p.m., and other minor updates relating to sports illumination plans. A preview of other topics that could be the subject of future amendments was provided, including requiring photometric plans for additional uses, adding standards for lighting on private streets, and overlay districts with light levels standards. The outreach on the amendment was also noted.

The Board asked questions about the potential future amendments relating to private streets and overlay districts. In response to questions, staff provided a brief background on the approach to overlay districts in the International Dark Sky Association's Model Lighting Ordinance. Questions were also asked about grandfathering. It was stated that grandfathering needs to be considered with respect to enforcement as well as the availability of fixtures.

### **GIS Successes at Land Development Services:**

Brett Martin, GIS Coordinator for Land Development Services (LDS) presented an update on the LDS Geographic Information Systems (GIS) Program since his hire on April 12, 2018. Staff also in attendance were Bill Hicks, Director, LDS and Kirsten Munz, Branch Chief, Project Management Services, LDS.

Mr. Martin summarized several GIS applications that have been developed in the last 18 months including the Site Construction Complaints System, Plan Review Tool and Type of Construction Viewer.

The primary focus of the presentation was the Site Construction Complaints System which is comprised of five GIS applications. The two public applications in the process are the Site Construction Complaints Submission App and the Site Construction Complaints Reporting App. The Site Construction Complaints Submission App gives the public the ability to file a complaint and identify on the map the exact location of the complaint. This will ensure that LDS staff can efficiently and quickly respond to the issue. The Site Construction Complaint Reporting App will

show all complaints submitted during the past 30 days. The public can use this map to track the status and resolution for all site construction complaints.

Questions were raised concerning the public's ability to find the Site Construction Complaint apps on the County website. Mr. Martin and Mr. Hicks assured the board that this issue would be investigated. LDS has since requested the Office of Public Affairs (OPA) create a promoted search for the Site Construction Complaints Submission App. LDS has also added references and links to the Site Construction Reporting App inside the Site Construction Complaints Submission App and to the side panel of the LDS homepage on the County website.

The Committee meeting adjourned at 12:23 p.m.

The next scheduled Development Process Committee meeting is October 22, 2019, at 11:00 a.m.