

**BOARD OF SUPERVISORS  
TRANSPORTATION AND LAND USE COMMITTEE  
INFORMATION ITEM**

**SUBJECT:** Zoning Ordinance Rewrite Project Update

**ELECTION DISTRICT:** Countywide

**CRITICAL ACTION DATE:** At the pleasure of the Committee

**STAFF CONTACTS:** James David, Planning and Zoning  
Christopher Mohn, Planning and Zoning  
Alaina Ray, Planning and Zoning

**PURPOSE:** To update the Transportation and Land Use Committee (TLUC) on Zoning Ordinance Rewrite (ZO Rewrite) progress from September 2019 to July 2020.

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**BACKGROUND:** The Board of Supervisors (Board) endorsed the ZO Rewrite project plan on September 19, 2019. At the February 19, 2020 TLUC meeting, staff presented a recap of the ZO Rewrite project plan for new Board members, which included discussion on project strategy, scope, assumptions, staffing, community engagement plan, timeline and fiscal impact.

Since the project plan was initially endorsed, progress has made in the areas of public messaging, community and advisory body engagement, staff research, and consultant deliverables.

**Public Messaging:** A project page<sup>1</sup> was launched November 2019, which provides an overview on project focus areas and schedule, links to the Zoning Ordinance Action Group's (ZOAG) review and feedback, project documents, and a free subscription-based blog that provides project updates. Periodic press releases also have been issued when project milestones occur, such as initiation of Round One public input sessions.

**Community and Advisory Body Engagement:** Between January and July of 2020, staff facilitated approximately 30 in-person and remote public input sessions with community groups and advisory bodies.<sup>2</sup> The community engagement strategy was focus groups with community groups identified in the Board-endorsed project plan, and a few additional groups that reached out to staff, rather

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<sup>1</sup> [loudoun.gov/zoningordinancerewrite](http://loudoun.gov/zoningordinancerewrite)

<sup>2</sup> Community groups and advisory bodies that participated in Round One focus groups: ZOAG, DAAR, ADUAB, Loudoun Water, NVBIA, Historic Village Alliance, Loudoun Chamber, STAC, LCPCC, Heritage Commission, REDC, HDRC, NAIOP, HAB, COLT, Save Rural Loudoun, PC, MWAA, Equine Alliance, PEC, Coalition of HOAs, Soil and Water District, Dominion, Rt. 28 Advisory Board, Data Center Coalition, Visit Loudoun.

than general town hall meetings. This strategy was chosen because the ZO Rewrite implements the 2019 GP, which already had extensive general public outreach on land use vision. Furthermore, the Zoning Ordinance is highly technical in nature and staff wanted to hear from community groups that deal with the Ordinance on a regular basis. A general public open house on the ZO Rewrite is planned in future rounds of community engagement.

The purpose of the focus groups was to *inform* the community about the ZO Rewrite project plan and *consult* with them to learn what they like and dislike about the current Zoning Ordinance. Staff framed the discussion around ten high-level zoning topics. Themes that emerged from Round One focus group participants on these topics are summarized below. A complete list of the 918 public comments can be reviewed in the ZO Rewrite Round One Participation Matrix (Attachment 1).

### **Summary of Input from Focus Groups: Zoning Ordinance Challenges**

#### *Development Review Process*

- Time-consuming, expensive, and difficult to navigate.
- Too much detail is expected upfront.
- Clarify submission checklists to provide more up-front predictability.
- Vary submission requirements and review time based on scope and intensity of proposal.
- More administrative and fewer legislative processes, especially for minor changes.
- Notify adjacent property owners and HOAs about applications early. Request referral comments from HOAs.
- Complaint-based enforcement is inadequate. There is a desire for proactive enforcement and consequences for violations.
- Review projects during and after construction for conformance with conditions/proffers.

#### *Zoning Districts*

- Consolidate similar zoning districts.
- Provide an easy-to-understand table of allowed uses by district.
- Provide for more flexibility to allow for innovative ideas and minimize zoning modifications.
- Allow mixed-use in more zoning districts.

#### *Overlay Districts*

- Too difficult to find what overlays apply to your property and the associated requirements.
- Allowed uses in overlays are unclear, too strict, and difficult to modify.
- Allow select uses (livestock, fencing, and utilities) in Floodplain, Mountainside, and Limestone Overlays without extra cost and additional review processes.
- Allow planting in floodplain and riparian areas without process to support conservation.
- Floodplain, Scenic Creek Valley, and Reservoir Protection Overlays are not consistent.
- Consider a River and Stream Corridor Resource/Trail Overlay.
- Strengthen protections for the Village Conservation Overlay and Historic Districts.
- Strengthen protections for drinking water quality.
- Protect scenic mountain viewsheds.

- Maintain Airport Impact Overlay boundaries.
- Modify Airport Impact Overlay to allow housing.
- Route 28 optional overlays are too prescriptive.

#### *Uses*

- Allow more by-right and administratively approved uses.
- “If it’s not listed, it’s not permitted” is not working.
- Generalize uses and definitions; they are too specific.
- Consolidate similar uses (e.g., rural economy uses and substations).
- Allow staff to classify uses administratively based on similar uses.
- Exclude zoning requirements from definitions.
- Adapt quickly to new and trending uses.

#### *Lot and Building Standards*

- Allow greater flexibility for density, lot coverage, and building height.
- Allow smaller lot sizes for attainable housing.
- Ensure lot size is large enough for the use and screening/buffering is adequate.
- Clarify the intent of setbacks; they seem arbitrary and too easy to modify.
- Define and apply building height consistently across regulations and agencies.

#### *Subdivision Design*

- Cluster subdivisions are not protecting prime soils. Need contiguous, usable prime soils for rural economy uses not housing.
- Desire less static, manicured green space and more natural and usable open space.
- Better integrate existing natural areas, trees, and vegetation into a community's open space.
- Avoid habitat fragmentation. Require linked open space networks between subdivisions.
- Widen private roads; they are too narrow in residential communities and need to be able to accommodate trash pickup, snow removal/storage, and public safety vehicles.
- Require more interconnectivity (vehicle and trail) between subdivisions.
- Base residential community amenity requirements on the community size (number of households or residents) rather than negotiated proffers.
- Allow flexibility for residential communities to more easily change amenities to meet evolving resident needs.

#### *Performance Standards*

- Incorporate/incentivize sustainability: energy efficiency, solar-ready construction, building orientation, water conservation, local food sources, and electric charging stations.
- Strengthen protections of farmland, natural, environmental and heritage resources, open space and vistas.
- Strengthen requirements and add incentives to minimize impervious surfaces (e.g., sidewalks, residential roads, and parking).
- Better address neighborhood compatibility: scale, size, and intensity of use, traffic, parking, noise, glare, and water.
- Clarify noise regulations and who enforces them.

- Existing data center standards result in too much uniformity in building appearance.
- Develop an interconnected countywide trail system with a multimodal surface to accommodate cyclists and horses.
- Address public trails being integrated with private HOA trails.

#### *Landscaping, Screening, and Buffering*

- Require planting native species and removing invasive species.
- Focus on plant survivability and long-term maintenance.
- Strengthen tree canopy and Tree Conservation Area requirements.
- Address conflicts between required landscaping and utility easements.
- Add flexibility for areas out of public view, in between buildings on same site, between similar uses (e.g., data center and industrial building), and for screening of systems that require airflow (e.g., intakes, chillers, and generators).
- Apply requirements consistently and equitably for industry predictability.

#### *Parking*

- Residential is *under* parked.
- Exclude garages and driveways when counting required spaces.
- Account for snow removal, trash pick-up, and emergency vehicles in parking areas.
- Address commercial vehicle overflow onto residential streets.
- Provide HOAs flexibility to more easily add parking as community needs evolve.
- Do not count HOA parking towards home day care required parking.
- Nonresidential is *over* parked.
- More flexibility is desired for shared parking, parking for building use changes, parking for infill/redevelopment projects, and for adaptive reuse.
- More parking and parking design standards are desired for bicycles, e-scooters, and vehicles and horse trailers at trail heads.

#### *Signs*

- Desire more flexibility.
- Sign plans and modifications are costly and time-consuming.
- Base amount of allowable signage on building and property size; consider scale.
- For entrance signs, exclude decorative sign wall and features from signage calculation.
- Treat interim sale/construction signs differently than permanent signs; shorter process.

Other general challenges with the Zoning Ordinance identified by focus groups included its complexity, poor usability, specificity, reliance on staff interpretations for implementation, and lack of alignment with other regulatory documents. Examples of comments to this effect include:

- The length and complexity is a challenge and the same thing is repeated across districts.
- Difficulty in navigating process because County requires specificity regarding product, lot layout, etc.
- It is overcomplicated, there is a lot of overlap that gets confusing for applicants and the public, and there is an overreliance on staff to explain.

- The goal is to amend the Zoning Ordinance districts to be designed to implement the General Plan so both are in alignment.

Additional focus group comments that exemplify the aforementioned general challenges are reflected in the ZO Rewrite Round One Participation Matrix (Attachment 1).

Some community groups were nonresponsive to staff's request for a focus group, and other community groups/advisory bodies were unable to meet due to social distancing constraints. Staff developed an online survey that mirrored the discussion questions from the focus group exercises and recently distributed it to those community groups and advisory bodies so that they could have alternative options to provide Round One input. There will also be additional opportunities for public input as the project continues over the next few years, and any member of the public is welcome to submit their feedback on the Zoning Ordinance to the project email address.<sup>3</sup>

**Staff Research:** Internal staff rewriters<sup>4</sup> have been meeting weekly since October 2019. During this time, they have been conducting research on their assigned Zoning Ordinance sections and clarifying the scope of proposed amendments. To date, the primary research effort has been completion of individual assessments of the existing Zoning Ordinance that parallel and complement the code audit work of the consultant team (discussed further in next section). These assessments involve identification of the shortcomings of existing regulations relative to the 2019 GP as well as in their application and effect. The weekly meetings provide a forum for reporting out on individual efforts, and ensure shared understanding of the emergent issues and opportunities that will guide drafting of the new Zoning Ordinance text. These meetings also have facilitated cross-functional dialogue about the interrelationships between the ZO Rewrite and pending Unmet Housing Needs Strategic Plan.

**Consultant Deliverables:** A contract was secured with the planning and engineering firm WSP in November 2019. WSP recently delivered a code audit that evaluates the County's approach to zoning; outlines alternatives; recommends changes to structure, organization, and content; and provides necessary guidance to improve the application submission, review, and approval process. Staff is currently reviewing the first draft of this code audit and will provide feedback on where additional analysis is needed.

WSP also has made significant progress in building an online interactive platform for the County's Zoning Ordinance(s) called EnCodePlus. The 1972, 1993, Revised 1993, and Route 28 Overlay Zoning Ordinances have been migrated into the cloud-based software that supports collaborative drafting, archiving, and code publishing. EnCodePlus will allow the public to search all County Zoning Ordinances via text or GIS map interface, guide users towards appropriate ordinance sections based on their interests, and provide a mechanism for internal and public comments on proposed Ordinance amendments. As part of the buildout, improvements to the Ordinance design, layout, content, graphics, definitions, and tables are being implemented. Multiple departments have been involved in providing the consultant direction on these tasks, including Mapping and Geographic Information, Public Affairs and Communications, Information Technology, and

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<sup>3</sup> [zorewrite@loudoun.gov](mailto:zorewrite@loudoun.gov)

<sup>4</sup> The ZO Rewrite Core Team of rewriters includes staff from DPZ, DED, Office of Housing, PAC, and CAO.

Planning and Zoning. The County's EnCodePlus test site was delivered a few weeks ago, and staff is actively reviewing and providing feedback.

Other deliverables that WSP is just beginning work on include: best management practice research such as a charting a path to having only one ordinance, drafting text that will replace existing sign regulations, and drafting text that will improve existing parking regulations.

**ISSUES:** The ZO Rewrite project timeline has been impacted by public and private sector meeting cancellations while adhering to community mitigation strategies for local COVID-19 transmission. The schedule also has been impacted due to multiple procurement processes required to initiate consultant tasks. Additional impacts to the project schedule have occurred due to limited staff resources, including vacancies in key positions needed for the ZO Rewrite effort, and the inability to fill vacancies during the hiring freeze at the end of FY 2020. Staff estimates the timeline delay to be six to eight months, especially given that some Zoning Ordinance amendments (ZOAM) have been prioritized as standalone efforts with expedited timelines versus rolling them all into the overall ZO Rewrite effort. Additional information on the Board's prioritization of DPZ's ZOAM Work Program is available in the July 21, 2020 Board Business Item.

Staff will work to make up time where possible and minimize further timeline impacts. The original project timeline from the Board-endorsed ZO Rewrite project plan was September 2019 through December 2021. Staff is now working towards Round Two public input in late 2020, Board approval of the Resolution of Intent to Amend (ROIA) in early to mid-2021, Round Three public input (90-day review period of draft text changes) in mid-2021, Planning Commission intensive review in late 2021, and Board intensive review in early to mid-2022. Drafting of revised text has begun and will continue up until the public draft is released in mid-2021. The next quarterly update will be at the November, 18 2020 TLUC regular meeting.

**FISCAL IMPACT:** The ZO Rewrite is currently funded and is operating within its \$1 million budget. The Board authorized carrying this fund balance over from fiscal year to fiscal year as the project continues. Approximately \$50,000 has been paid for consultant deliverables from project budget thus far, and about \$450,000 more of the project budget is expected to be paid out for consultant support over the life of the project. A two-year temporary Planner III has also been hired effective April 2020 to backfill existing senior-level planners that are devoting the majority of their time to the project. The funds for the temporary Planner III's salary are being drawn from the ZO Rewrite project budget. Finally, minor costs are expected in the future for outreach materials, public noticing, meeting materials, and print and production.

**ATTACHMENT:**

1. ZO Rewrite Round One Participation Input Matrix

## Zoning Ordinance Rewrite - Round One Participation Matrix

*(comments listed in chronological order by group meeting date)*

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	If we move to one ordinance, how does that affect the Route 28 tax district? Important to understand the effect of consolidating districts.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Ability to opt out of one ordinance and what that means. Make an overlay? Grandfather clause.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Most complicated, difficult ordinance for the public to understand how to use.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Have to comply with town ordinances - different perspective.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Should have a chapter that says transition area, not have to look in five different areas. Should be found in one of first three chapters then cross referenced.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Is there a more progressive way to look at zoning, a different paradigm? How will the public use it?
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Policy areas would lend to form based code...hard to do form based code on a farm!
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Make the ordinance as clean and easy to use as possible. Let the experts worry about the legal and process issues.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Would like a summary sheet. Do not go through the index and say I don't understand. From economic development perspective, where is my summary? Prince William has a summary that is plugged in online, direct links.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Would like a use list.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Advocate of a matrix and making it the principal element of the Zoning Ordinance. Linking.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Opportunity to strengthen land and prime soil. Can do better for protection of resources.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Length and complexity of zoning ordinance - same things repeat in a lot of the other districts.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Relaxation of standards. Things just keep adding on.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Noise ordinance is confusing to the residents. Need to be better synced up. Enforced by complaint not working.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Comp plan should be basis for this rewrite in terms of policies. Make sure conformity between codified ordinances and need to cross reference to them.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Missing topics, comp plan did not address like Sustainability. Recognize codified play a role. Zoning ordinance is part of codified ordinance in some jurisdictions.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Specifics in the zoning districts are outdated - suburban. A lot of people having to ask for modifications to implement what is in the plan.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Like to do office with retail. Actual retail not ground floor. Commercial district. Residential with ground floor retail. We don't have that. Tiny component. Whole lot of commercial, little residential. Modifying heck out of everything. Look at comp plan weekly and do not have ordinance that maximizes that. Fear driven ordinance if we do x we don't know what will happen. As advances are made, ordinance doesn't allow it or we create a Frankenstein type of approach.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Bad application because you have 15 modifications, only way to get to comp plan. Do not have a true PD district in Loudoun County. Allow for creative innovative design. Educate fire marshals on this. A big one. If want to implement urban policy area with fire marshal requirements, it's impossible. Need to address soon to move forward.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Try to get more innovative, triple cross reference. Modify FSM.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Think that whatever this product is. Need strong integration. Cross reference. All my years I still forget section.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Also a result of changing interpretation of zo over time. Make it simple and understandable for everyone.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Condominiums finance this way, sell this way, lending counsel question. Transfer vehicle. Create zoning ordinance violations? Do not look at individual condo buffer etc. Land condos units are not parcel boundaries. Question so many have. Only way to rectify, tear down a wall and move it back. Could make or break at lenders counsel table. Will not take that risk.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Helpful if some sort of searchable database can be created as an adjunct to ordinance. Look to see interpretation.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	5-600 performance standards. Businesses accused of trying to find a loophole. Clean up.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Craft beverage and wayside stand, bed and breakfast - look at land use definitions. Told yes but then no, definition doesn't allow it. Dog park, in one district. Allowed in others?
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	County makes it difficult if you have a building and change of use, parking etc. directly related.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Lack of interaction between zoning ordinance and subdivision ordinance. Identify issues with subdivision ordinance. Ground lease, subdivide parcel. Nonconformity on site. What do they have to do? Whole site be brought up to conformance?
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Offer insight but hope big national oversight not hamstrung by local. Interested to see consultants role.
2/5/2020	Dulles Area Association of Realtors	Process takes too long.
2/5/2020	Dulles Area Association of Realtors	Want rewrite to address attainable/unmet housing. Want to see more built. Increase ADU requirements. Focus on more than younger people.
2/5/2020	Dulles Area Association of Realtors	Market based housing that is smaller and more affordable. Market will be a problem if not addressed. \$200,000 houses needed, tiny houses, condos.
2/5/2020	Dulles Area Association of Realtors	People cannot afford to downsize and stay in the County/they will leave if they cannot. Get creative –allow for more permitted accessory units, room rentals.
2/5/2020	Dulles Area Association of Realtors	Allow more family subdivision/improve annual process.
2/5/2020	Dulles Area Association of Realtors	Create tax credit for those who cannot afford housing. There is some relief but not enough.
2/5/2020	Dulles Area Association of Realtors	Institute maximum unit sizes.
2/5/2020	Dulles Area Association of Realtors	Financing - VHDA, more creative funding sources for affordability, increase density for affordability, seller/joint venture of land, look to Europe for example.
2/5/2020	Dulles Area Association of Realtors	Hard to find out future development plans. Current status and future status of land should be accessible to public.
2/5/2020	Dulles Area Association of Realtors	Need areas designated for attainable housing. Should not be age based. We need to plan for future housing needs.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/5/2020	Dulles Area Association of Realtors	It is difficult to find answers about zoning, development projects, etc., on their own. Create process to do own research and not have to ask County.
2/5/2020	Dulles Area Association of Realtors	Time consuming, complex process.
2/5/2020	Dulles Area Association of Realtors	Rejected applications, helpful if applicant's know what is expected at outset (checklist). What is needed in the community to assist in speedier approval process?
2/5/2020	Dulles Area Association of Realtors	Create ability to change/redevelop existing commercial to mixed-use, add residential flexibility in zoning.
2/5/2020	Dulles Area Association of Realtors	Incorporate what we have learned from past development issues like location of portions of Raspberry Falls Water/Selma in the Floodplain Overlay District.
2/5/2020	Dulles Area Association of Realtors	By-right housing. What is future development potential?
2/5/2020	Dulles Area Association of Realtors	Phased development causes loss of additional parking.
2/5/2020	Dulles Area Association of Realtors	Consider development related to transition area and rural area, certain uses may not be appropriate for residents in these areas.
2/5/2020	Dulles Area Association of Realtors	Use of space - limited availability ensures density.
2/5/2020	Dulles Area Association of Realtors	Density in eastern zoning districts preserve rural west. Density and amenities should be balanced in the east. West should stay rural.
2/5/2020	Dulles Area Association of Realtors	Cost - keep if flexible, ensure green space, use for businesses, uses can change to serve the community. Rural tourism only does so much.
2/5/2020	Dulles Area Association of Realtors	Landownership influences but flexible zoning may effect change. County should take initiative [to institute flexible zoning] because it maintains value of property.
2/5/2020	Dulles Area Association of Realtors	County needs the ability to adjust because of land values. Zoning/permitted uses drive land value, then other uses are not able to stay in the market. For example, data centers are increasing land values. Also, ability to quickly respond and redevelop vacant commercial centers, such as the Walmart in Leesburg.□

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/5/2020	Dulles Area Association of Realtors	Ensure non-residential appropriately.
2/5/2020	Dulles Area Association of Realtors	Data centers. What will happen in the future when the need/size changes? Still seeing the need for data centers and their effect on real-estate. Change may be 20-30 years from now, which is not far away. What could they be? Housing? Locational change.
2/5/2020	Dulles Area Association of Realtors	Need creative approach to reusing failing retail/commercial. For example, Dulles Town Center.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Would like to see a map of what is on the ground - proffered.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	How many districts should we have? Placetypes as districts? May not be able to consolidate. Analyze. Significant amount of modifications to do that. From perspective of public, having something that talks about placetypes and no zoning to match...have to have paperwork to say this matches that zoning district. General public integration has to occur.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Hypothetical overlay. Areas that meet revitalization criteria or map specific revitalization areas.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Maybe it's too high level but as we elevate comp plan, simplify the ordinance tremendously. Could have couple districts that achieve residential zoning but have to defer to the plan. When you get into some districts that look similar but different flavors – how do you work those – uses, by right, spex. Rubber meets road.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Revitalization - will take rezoning specific considerations. Why constrain it?
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Provide examples of what other jurisdictions are doing.
2/11/2020	Affordable Dwelling Unit Advisory Board	Can't simply delete exemption of 4+ story, elevator served multi-family buildings. Need to evaluate how to fix it, understand cost, how to build. MF ADUs needs a program.
2/11/2020	Affordable Dwelling Unit Advisory Board	Providing parking/structured parking. Reducing parking is not enough to address construction cost of MF buildings and cost of ADU requirement. How to finance with retail or in a partial building. Zoning Ordinance can make financing easier.
2/11/2020	Affordable Dwelling Unit Advisory Board	Dispersion "cratered" VHDA financing.
2/11/2020	Affordable Dwelling Unit Advisory Board	Parking reduction in PD-TRC. Is parking reduction going to cause other problems? But, may not need as much parking, especially with transit.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/11/2020	Affordable Dwelling Unit Advisory Board	Focus of Article 7 is single family development. Plan is more multi-family, metro/more urban development.
2/11/2020	Affordable Dwelling Unit Advisory Board	Zoning Ordinance used to support financing when we change to using LIHTC etc.
2/11/2020	Affordable Dwelling Unit Advisory Board	Create incentives that avoid/reduce entitlement process. Reducing cost of entitlement process may incentivize more ADU's.
2/11/2020	Affordable Dwelling Unit Advisory Board	Zoning Ordinance should be adaptable to consider future changes.
2/11/2020	Affordable Dwelling Unit Advisory Board	Ability to use VHDA financing for AHUs was positive and is working. Unless financing approved, initial development plan must demonstrate dispersed ADUs. Then, once financing is approved plan revision required to show location of AHUs.
2/11/2020	Affordable Dwelling Unit Advisory Board	What about new mixed use redevelopment projects? Does Zoning Ordinance provide ability for this to occur?
2/11/2020	Affordable Dwelling Unit Advisory Board	Shared parking analysis. Covenant issue.
2/11/2020	Affordable Dwelling Unit Advisory Board	Opt in to Article 7 - enhance process, be more transparent, look at other areas, if people not doing it then just get rid of it.
2/11/2020	Affordable Dwelling Unit Advisory Board	Want to see more affordability. Opt in would provide single family dwelling ADUs, which is important. Big asset to program.
2/11/2020	Affordable Dwelling Unit Advisory Board	Is ADU covenant period long enough? Other jurisdictions - what do they do with resale? It rents. Unit more valuable than money going to trust.
2/11/2020	Affordable Dwelling Unit Advisory Board	One multifamily project can provide lots of units, many more than the number of the required ADU's. A lot of time spent on the approval of multifamily. Multifamily going to be primary building type, infill. How can LIHTC etc. projects work more efficiently.
2/11/2020	Affordable Dwelling Unit Advisory Board	Market rate single family development/townhome purchase is out of reach. Need additional affordable options. Multifamily good but what about other options? BOS wants both multifamily and single family dwelling/attached for purchase. Also, address senior housing affordability.
2/11/2020	Affordable Dwelling Unit Advisory Board	New BOS needs to see what/how much land is left so they are not chasing something that is not attainable.
2/11/2020	Affordable Dwelling Unit Advisory Board	Need to develop incentives for getting all unit types as affordable.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/11/2020	Affordable Dwelling Unit Advisory Board	Look for revitalization areas. How can these projects involve affordability? Should County take part? Build inventory, land banking consider for housing. Mix public uses with affordable units. Companion codified ordinance.
2/11/2020	Affordable Dwelling Unit Advisory Board	Political reality - Countryside and Belmont Greene don't want more housing, but issue for Countryside was schools not affordability.
2/11/2020	Affordable Dwelling Unit Advisory Board	Community view of what is affordability. "Affordable" name is problematic.
2/11/2020	Affordable Dwelling Unit Advisory Board	Flexibility of unit types. Single family detached - how to achieve more affordability - duplex.
2/11/2020	Affordable Dwelling Unit Advisory Board	Zoning Ordinance should retain single family requirement but also look to future.
2/11/2020	Affordable Dwelling Unit Advisory Board	Multi-family is already approved. They will not come back to rezone. This means these approved exempt MF structures will continue to be exempt from Article 7 if exemption removed.
2/11/2020	Affordable Dwelling Unit Advisory Board	Open up new areas for new development. The noise contours identified by the new airport noise study are different and, if adopted, would allow residential development in new areas.
2/11/2020	Affordable Dwelling Unit Advisory Board	R-16 side yard to 5 ft., minimum lot sizes.
2/11/2020	Affordable Dwelling Unit Advisory Board	Don't want to rehash Article 7. Don't want to become obsolete. Don't want to build on a faulty foundation. What have other inclusionary Zoning Ordinances done?
2/11/2020	Affordable Dwelling Unit Advisory Board	Research ULI - How you build things. NAHB - How to get to multi-family affordability. How are other jurisdictions providing building affordability? Incentives, support, County involvement, politically backed.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Simplify zoning districts.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Protect prime agricultural soils.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Balance restrictive legislation.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Prime soil at risk or open space complexity etc. restricts good design. This idea that we have islands unto themselves. Protect ourselves from another neighborhood. Interplay – less Euclidian approach.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Drive design. Link developments. Road scape, landscape. Not every development looks like the next one.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Hard to find for the average person. Zoning Ordinance doesn't guide them through the steps to understand. Overlays sometimes more strictly followed then the Zoning Ordinance itself. Predictive.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Don't really know what you get. Except maybe airport overlay. All the other ones send you somewhere else like FSM.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Decision flow charts would be helpful. Like the one for the Route 28 corridor.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Steep slopes, structure approved... two different interpretations. No recourse or appeal process.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Floodplain causing terrible problems. Have to keep cattle and livestock out of the stream but cannot put a fence there. How do you keep animals if you cannot put up sheds to keep them out of weather? Abusive. Only term you can use for it. HOA can't put up trees, can't cut down trees. Limestone. Streams and creeks follow fractures. Limestone features cannot come within 50 ft. of. How do you cross the stream? Driveway. road.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Limestone overlay - features are vague and subjective and cannot study further. Intent is good but look at where it is applicable. Right to apply these standards?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Too difficult to determine what you can and cannot do.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	25% steep slopes not allowed. Way implemented too absolute - could have a retaining wall. Cannot make a case that "hey this is better".
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Ways that the overlay does not give the protection. Make more flexible but at same time need to do what it is intended to do and does not always do that.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Airport overlay district different. Can't build any residential in 65LDN. Rigidity. No way for someone to come in and acoustically treat units. There is no way. Hotel at JFK and did it acoustically. Greater housing stock in the right location. Area with connectivity. Predictive at best. Some additional sophistication added to that overlay.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Going to develop a property. Zoning Ordinance - can get lost in rabbit hole. Time is valuable. Predictability of ... understanding of...
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Just because you can do something, does not mean you should.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Predictability to environmental protections. Things are not changing. How you deal with those...
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	A lot of regulations based on specific things. Mountainside and steep slopes based on peoples view sheds. Airport noise complaints. Try to create a logical overlay. Not saying it shouldn't be regulated. Take values and put in the development.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	One size fits all approach to zoning in Loudoun county. Unique in that a rural, suburban, urbanizing area of county. The zo has not been applied to recognize the differences of what we are trying to accomplish. Keep that in mind as we go forward. Protections we want in place to preserve. Unique areas. deal with uniquely.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Need for flexibility in suburban.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	How do you connect small towns and how they live in a larger community?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Mapping system, click on parcel and ask for zoning. Gives me all zoning. Which overlays affect the property? It is difficult.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Would be fantastic if there was a way to refrain in a more positive way. Language could change the development pattern in the county.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Property lines and overlays - recognize where it goes, located in wrong place?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Person A can do it but neighbor cannot. Tear house down, restore, add to what's there. Completely subjective and often changes.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Where do we go with steep slopes? No engineering basis for it or environmental.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	If policy is in plan then...implementation in overlay district as clear and implementable as possible.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Keeping Zoning Ordinance within placetypes? Identify ways for implementing. Holistic. Facilitate a more global look.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Start the discussion for true PD districts. Allow for apps to come in that provide their design. Consistent with comp plan. Set of design guidelines. Regulated plan that comes in with it. Implement placetype. Don't have to make it real difficult. Challenge is to back off the regulations. Looking at broader picture. Do not look at independently. Where we need to start. Form based codes. A whole different way of looking at zoning. But the way zoning has evolved. Flexibility to market, environmental.

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2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Placetypes are a way to get uses. Whatever the zoning district is – those uses – refer back to the placetypes. Use and location.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Flexible not some rigid interpretation. Form based code and criteria. List of uses. Broader context.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Why do we keep talking zoning districts. Uses may not be totally compatible. Get some kind of cohesion...Focus on old districts...Well, we are done with them. Fold into new placetypes.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Keep calling it placetypes. Blow it up. Call it Placemaking. Art of planning and zoning. Placemaking flexibility. Has to be a way to be able to put the words and structure in the zoning ordinance, not lot by lot. Euclidian approach to it.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	The simpler the better gets to placemaking. Biggest challenge housing affordability. Process you have to go through to get something approved. Takes about 5 years to time delivered. Complexity built in to Zoning Ordinance. Has resulted in driving the cost of housing up. Take complexity out of process, ordinance, in order to deliver houses faster. Is it JLMA 1, 2, 3. No. it's the placetype.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Article 7 has too much.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Placetypes define primary, conditional uses. Concern is getting those uses, categories not nearly as robust as those in ZO. More flexible approach. Commercial uses interested in having that conversation. Do we want to define it?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Biggest area of scrutiny. Uses and definition of uses.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	There is always "it is not in the list so you can't do it at all". Even if uses similar, have to start over with approval process. For instance, office to medical office, new site plan.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Originally planning had discussed mtgs focused on spatial policy area. Need to ask question by policy area. A lot of synergies in west and a little in TPA. May help with better definition in the end. Inherent compatibility, less attention to property line..
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Proffers to mitigate. Can we phase them out? Have one ordinance.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Simplification by place making terms.
2/19/2020	Loudoun Water	Communal water systems serving rural subdivisions are problematic, as there is no way to achieve the pressures required by the Fire Marshal for fire safety.

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2/19/2020	Loudoun Water	Rezoning (ZMAP) applicants should be required to show existing and proposed Loudoun Water infrastructure with submission materials.
2/19/2020	Loudoun Water	Would like to see an alternative process or mechanism developed to demonstrate compliance with Code of Virginia Section 15.2-2232 for pump stations and other customary system infrastructure so that a commission permit (CMPT) would not be required.
2/19/2020	Loudoun Water	A general waiver option should be added to the ZO to expeditiously overcome zoning-related issues that threaten to preclude or otherwise constrain development of public utility uses and/or related infrastructure.
2/19/2020	Loudoun Water	The ordinance should include an option to create a fee simple parcel for public utility infrastructure (e.g. pump station) that is exempt from the road frontage requirement. Such infrastructure often needs to be located far from roadways, and this option would provide greater flexibility in system design, maintenance, and management.
2/19/2020	Loudoun Water	Additional waiver options are needed to more easily enable location of communal utility systems and related infrastructure within the Limestone Overlay District (LOD) and Floodplain Overlay District (FOD). The placement of such infrastructure tends to follow low-lying areas, which also are more likely to be in either the LOD or FOD. Limited waiver options in current regulations pose challenges to system design.
2/19/2020	Loudoun Water	Specifically with regard to Beaverdam Reservoir, the ZO should ensure its protection as a public drinking water source (first and foremost). That said, enabling public access for recreation and passive use should be accommodated by the ZO and its inter-related regulations. Specifically, there needs to be better alignment between the regulations and processes of the Scenic Creek Valley Buffer (SCVB), Floodplain Overlay District (FOD), and Reservoir Protection Buffer (see FSM). The various provisions currently conflict (e.g. allowance for impervious surfaces) thereby resulting in confusion as well as inconsistent administrative/regulatory practices that impede design.
2/19/2020	Loudoun Water	While it appears that recently adopted updates to the buffer regulations will help, conflicts between buffer yards and utilities/easements are a long-standing source of frustration. So long as sufficient flexibility exists to extend utilities without creating buffer issues for owners, things should be fine. Will need to maintain awareness of any unintended issues and resolve with refinements to the regulations.
2/19/2020	Loudoun Water	The use of communal water systems for irrigation should be expressly prohibited by the ZO, either by definition or as a use limitation in the development options that permit such systems (rural and transition districts). Irrigation activity frequently results in dry wells that negatively impact a system's capacity to serve intended residential water demand. This issue is relevant to all areas where such systems are permitted, and is not limited to the LOD.
2/20/2020	Northern Virginia Building Industry Association	Current ZO geared to suburban pattern of development/hard to achieve urban design. Urban concepts in plan do not fit into current Zoning Ordinance. New regulations for urban development should be driven by consumer demand, BMPs, metro. Consider broader, more diverse districts that allow more flexibility to implement plan. Prefer fewer districts that provide more options.
2/20/2020	Northern Virginia Building Industry Association	Range of densities in GP needs to be accommodated into districts.
2/20/2020	Northern Virginia Building Industry Association	Create structure that can accommodate change so ordinance does not become obsolete when change occurs and conditions evolve. Ordinance needs to be responsive.

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2/20/2020	Northern Virginia Building Industry Association	Additional consideration for the revitalization areas as envisioned in the General Plan. Areas do or will need revitalization – the Ordinance should deal with revitalization in district regulations.
2/20/2020	Northern Virginia Building Industry Association	ADU in most other localities refers to "accessory dwelling unit." In Loudoun County it refers to "affordable dwelling unit." Consider aligning acronym with other localities to reduce confusion. Also, consider allowing more accessory DUs as way to address affordability and/or as ADUs. Higher density, smaller unit types.
2/20/2020	Northern Virginia Building Industry Association	Flexibility of ADU development standards, incomes, locations, development, design. Apply development standards to all zoning districts to encourage affordability. Integration will also allow affordable to work better in urban/overall development.
2/20/2020	Northern Virginia Building Industry Association	To address housing affordability – also look at other incentives, such as capital intensity factor, process changes, tax incentives.
2/20/2020	Northern Virginia Building Industry Association	Make the Zoning Ordinance more user friendly (modern) using summary charts for various requirements (setbacks, heights, etc.) Summarize permitted or Special Exception uses, etc. into tables. Use graphics and illustrations where possible and use of plain English.
2/20/2020	Northern Virginia Building Industry Association	Very few 100% use places anymore. Envision ZO with mixed uses, not only single use. Adapt ZO to reality of mix of uses. Minimums are scary and take options off of the table (do not allow intermediary situations). ZO needs to allow evolution over time and with or without amendments to approvals. Process can disincentive best use.
2/20/2020	Northern Virginia Building Industry Association	Need flexibility in Article 7 for incomes, locations, development, and design.
2/20/2020	Northern Virginia Building Industry Association	Commercial districts – uses are too restrictive, e.g., % limitations on mix in certain districts.
2/20/2020	Northern Virginia Building Industry Association	Uses in ZO – Avoid inconsistencies. Ensure flexibility in appropriate districts/locations. Phasing - ZO district minimums do not allow intermediary situations or creative design/financing. ZO need to allow project evolution over time. Current process can disincentivize best use. Address how permitted.
2/20/2020	Northern Virginia Building Industry Association	ZO should provide ways to allow flexibility to achieve plan types with or without modifications.
2/20/2020	Northern Virginia Building Industry Association	Too difficult to get record plat approved. Other jurisdictions have a more efficient process.
2/20/2020	Northern Virginia Building Industry Association	Difficulty in navigating process is increasing because County expectation of more specificity regarding product, lot layout, etc. (e.g. required content of CDP). Difficult to do at legislative review stage because builders are not typically involved at this stage. Also, does not allow much flexibility at the development stage (when builders involved) and trends, builder design/options may have changed.
2/20/2020	Northern Virginia Building Industry Association	Over legislating (e.g. too much reliance on legislative process/approvals).

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2/20/2020	Northern Virginia Building Industry Association	Design guidelines. Envision Loudoun Stakeholders Committee not in favor, but will now be ordered.
2/20/2020	Northern Virginia Building Industry Association	Needs to be greater effort on the County side to weigh competing elements in process, especially when referrals are in direct conflict. Expectation for applicants to solve issues raised in referrals entirely, even when they contradict. Applicants need guidance on what, how, where to focus/what is critical/most important to address.
2/20/2020	Northern Virginia Building Industry Association	Meetings with staff do not result in decisions, largely because staff decision makers are not at meetings; to expedite, staff decision makers should be involved in meetings.
2/20/2020	Northern Virginia Building Industry Association	How do we expedite zoning determinations, improve process?
2/20/2020	Northern Virginia Building Industry Association	ZO should take into consideration and evaluate the regulations for waivers, modifications/etc.
2/20/2020	Northern Virginia Building Industry Association	Modernization of the Zoning Ordinance is needed. Want one Zoning Ordinance, not creation of a fourth. Loudoun County has unique characteristics, but we can modernize and achieve/keep what is unique.
2/20/2020	Northern Virginia Building Industry Association	Very steep slopes. Re-evaluate standards and related application process. Intent of regulations not being applied consistently.
2/20/2020	Northern Virginia Building Industry Association	New ZO needs to transition away from suburban standards. Suburban design is going away (e.g. single family detached DUs on cul-de-sac, ½ acre lots). Update ZO to address this trend. More dense, more urban going forward. Will need to manage political/criticism fears about changes to development type and/or design.
2/20/2020	Northern Virginia Building Industry Association	Consider/evaluate how open space fits with the lot/building standards.
2/20/2020	Northern Virginia Building Industry Association	Ensure consistency of requirements across regulations/agencies, e.g. building height treated differently in ZO and Fire Code.
2/20/2020	Northern Virginia Building Industry Association	Modernization needed - currently too rigid.
2/20/2020	Northern Virginia Building Industry Association	Issues with entrance features. Need flexibility on what is a sign and what counts toward the area of a sign. Walls/community features currently count toward sign area, which do not like.
2/20/2020	Northern Virginia Building Industry Association	Needs to be realization that there are interim signs during sale/construction. Need to improve/speed up permitting process for these signs. Consider separate criteria for such signs.

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2/20/2020	Northern Virginia Building Industry Association	Architects/designers should design for quality of life. Challenge is then for engineers, fire marshal, etc. to figure out how implement/make that design achievable. Do not let non-designers (technicians) drive design.
2/20/2020	Northern Virginia Building Industry Association	There should be a firewall between place types and FSM. The ZO requirements that achieve place types and quality design should be guarded from standards in FSM, fire marshal (which are waivable). ZO place types/uses should not be dictated by FSM and Fire Marshal standards that may be waivable
2/24/2020	Route 28 Property Owners Advisory Board	Interest in staying in 1972 ZO, invoke existing grandfather clause; additional setbacks from roads (building and parking) in current ZO is more restrictive than 1972 ZO, not desirable, result in loss of property value and are therefore an impediment to voluntary conversion (e.g. 100' building setback, 75' parking setback).
2/24/2020	Loudoun Historic Village Alliance	Waterford - parking issues.
2/24/2020	Loudoun Historic Village Alliance	More robust VCOD. Village uniqueness. Vessel used as part of rewrite. What are the protections? What are the restrictions? Can we structure VCOD to allow flexibility?
2/24/2020	Loudoun Historic Village Alliance	Green buffer open space, enlarging the Village area.
2/24/2020	Loudoun Historic Village Alliance	Creation of Historic Districts? Overlay could do more. How these two are mapped? Could impose Historic Districts. Property owner acceptance difficult.
2/24/2020	Loudoun Historic Village Alliance	Would like input on community planning. Small Area Plan Village by Village. Would like a real facilitator for community management not involved in Stakeholders (Envision Loudoun). Language in the comprehensive plan...
2/24/2020	Loudoun Historic Village Alliance	The Zoning Ordinance is complex, multiple regulations.
2/24/2020	Loudoun Historic Village Alliance	Development review process: minimal protection, unlimited subdivisions impact village boundary, lack of protections, flexibility with VCOD.
2/24/2020	Loudoun Historic Village Alliance	Affordable housing: trailer parks. Can be threatened and sold, not historic. Big houses next to modest. Keep in character with those in village. Protect and integrate. Compatible. Translate into regulations.
2/24/2020	Loudoun Historic Village Alliance	Traffic calming: legislative issue. Trucks breaking, VDOT - not compatible with village. Get protections and legislation.
2/24/2020	Loudoun Historic Village Alliance	Allow for flexibility. Rezoning too expensive. May not be able to use it / afford.

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2/24/2020	Loudoun Historic Village Alliance	Water issues will become a bigger issue as we go forward. Ensure initial development does not degrade. St. Louis development, resource protection.
2/24/2020	Loudoun Historic Village Alliance	By right: absence of overlay. Environmental not being addressed and water. Requirements for testing, geo requirements need tightening, FSM. Pieces all work together.
2/24/2020	Loudoun Historic Village Alliance	Like protections associated with Historic Districts for each village.
2/24/2020	Loudoun Historic Village Alliance	RC Zoning properties. Zoning residential. Modified RC, ramp to RC. VCOD to address issues of specific properties.
2/24/2020	Loudoun Historic Village Alliance	Specifically unique to villages: setbacks, parking, mill in the flood plain, have to be able to use it. Adaptive reuses.
2/24/2020	Loudoun Historic Village Alliance	Flexibility to new development versus adaptive reuses. Character of village. Different viewpoint.
2/24/2020	Loudoun Historic Village Alliance	There is too long of a lag between the Comprehensive Plan and the ZO rewrite. Taking development steps before the ZO rewrite is done.
2/24/2020	Loudoun Historic Village Alliance	Protection of resources could be better. Mountain overlay/steep slopes. Slap on wrist, still in use (Bluemont example). Only as good as how applied/enforced.
2/24/2020	Loudoun Historic Village Alliance	Lack of enforcement with overlays. Be consistent.
2/24/2020	Loudoun Historic Village Alliance	FOD not easy for list. To reuse.
2/24/2020	Loudoun Historic Village Alliance	Water quality not captured by existing overlays.
2/24/2020	Loudoun Historic Village Alliance	Protect wetlands in St. Louis.
2/24/2020	Loudoun Historic Village Alliance	More proactive enforcement. Example: Park in Lockett's - bridge and building not allowed. Vehicles leaking into water.

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2/24/2020	Loudoun Historic Village Alliance	Overlapping jurisdictions. Use the confusion to get approved. What rules apply? Who looks at entire project? Multiple processes with development applications.
2/24/2020	Loudoun Historic Village Alliance	Traffic generated by development close to them, incompatible. Traffic from west. Uses that are permitted in surrounding rural areas increase traffic.
2/24/2020	Loudoun Historic Village Alliance	Underestimating the cost of sprawl. Building more lanes does not solve congestion, locality limited power to control.
2/24/2020	Loudoun Historic Village Alliance	Hoping villages get legal recognition - speed in villages - VDOT. Obey speed limit/optical illusion. Design road differently. Feel uncomfortable speeding.
2/25/2020	Chamber of Commerce	Scattered sections. Process too long. Need more staff. Like the Preapplication process.
2/25/2020	Chamber of Commerce	Lack of predictability, needs to be more solution oriented. PD Districts are not true PD.
2/25/2020	Chamber of Commerce	Do not like delays, time, cost, and staff interpretations.
2/25/2020	Chamber of Commerce	Like the mapping system (Loudoun Online Application - LOLA), broad category of uses, clarify and clear/concise districts.
2/25/2020	Chamber of Commerce	Do not like the many subcategories, matching density to General Plan, too verbose. PD district doesn't work. No modifications.
2/25/2020	Chamber of Commerce	Euclidian versus form-based issues. Choose one or the other.
2/25/2020	Chamber of Commerce	Accessory dwelling number, type, location. Needs more flexibility and affordability. %, sizes, location.
2/25/2020	Chamber of Commerce	Age in place options.

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2/25/2020	Chamber of Commerce	Bonus density never achieved.
2/25/2020	Chamber of Commerce	Capital facilities relating to ADUs, related to fee schedule.
2/25/2020	Chamber of Commerce	Dislike cluster options, too prescriptive, insufficient permitted uses.
2/25/2020	Chamber of Commerce	Definitions too specific.
2/25/2020	Chamber of Commerce	Disbursement of ADUs across development. Loss of funding for VHDA.
2/25/2020	Chamber of Commerce	Parking / over parked.
2/25/2020	Chamber of Commerce	Dislike SPEX for lighted signs.
2/27/2020	Staff Technical Advisory Committee	Balance needs versus wants - Public safety. Setbacks - reduction in lot size, encroaching homes. 7,8,9 homes being damaged not 1.
2/27/2020	Staff Technical Advisory Committee	Street sizes: Equipment can't get to houses.
2/27/2020	Staff Technical Advisory Committee	Legislative: FSM allows but Zoning Ordinance does not. Have to have an amendment, finally close loop, get support and enforce. There needs to be an alignment of regulatory documents.
2/27/2020	Staff Technical Advisory Committee	One size fits all for developers - not utilities.
2/27/2020	Staff Technical Advisory Committee	Rural water systems do not have fire coverage. Now this has to be met but older developments - no.
2/27/2020	Staff Technical Advisory Committee	FSM communal water system. Finding way around things. Limit loopholes.

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2/27/2020	Staff Technical Advisory Committee	Fire and Rescue impedes park design. Too many signs. Commercialized not natural. Make not as intrusive.
2/27/2020	Staff Technical Advisory Committee	50' right of way in park setting? Keep to size needed for fire and rescue vehicles.
2/27/2020	Staff Technical Advisory Committee	Zoning Ordinance is outdated. Hurts Park and Recreation. Nothing in FOD. Limits access to...Local versus federal. Local is asking for more than federal.
2/27/2020	Staff Technical Advisory Committee	Environmental overlays good intent. Limestone, Steep Slope. Administrative burden. May not be worth effort. For example, foot bridge in FOD. So prescriptive.
2/27/2020	Staff Technical Advisory Committee	Sewer usually in low lying areas (FOD issues).
2/27/2020	Staff Technical Advisory Committee	Easements - dedicate floodplain. Property owner refuses. Nuances. County does not own.
2/27/2020	Staff Technical Advisory Committee	Schools - Height limitations. Need 40' height. Some places in the Zoning Ordinance are updated, other areas are not. Can develop on smaller lots, sometimes go bigger. Where is land to purchase?
2/27/2020	Staff Technical Advisory Committee	20-acre site with 10% lot coverage provides 87,120 SF; smaller sites can be an issue. Waxpool ES is 13.47 acres.
2/27/2020	Staff Technical Advisory Committee	TR10 70% open space. Ouch. Academies of Loudoun no ballfields. It's a challenge.
2/27/2020	Staff Technical Advisory Committee	Performance standards require replanting/restoring trees in the FOD. Triggering need for study.
2/27/2020	Staff Technical Advisory Committee	Performance standards for lighting. Bus drivers arrive between 5-6am. No lights until 6am. Creates a visual issue in getting to the bus and preparing for run. Potential safety issue.
2/27/2020	Staff Technical Advisory Committee	Why isn't our voice being listened too? Some relatively simple fixes. Friendly to business. Annual review - lost that process. Should easily be done / prioritize. Build up routine to updating it.

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2/27/2020	Staff Technical Advisory Committee	Fire station, telecom towers make a by-right use. Little help would go a long way.
2/27/2020	Staff Technical Advisory Committee	Amenities within parks - basketball, volleyball court have to do a SPAM. Thousands of dollars we do not have. Cost prohibitive. Want what schools have.
2/27/2020	Staff Technical Advisory Committee	Commission permit - open to public discussion, plat. Still have to do everything. Dot on map - cannot if do not own property. Catch 22.
2/27/2020	Staff Technical Advisory Committee	Commission permit - Capital Needs Assessment list should be exempt by ordinance. State code piece of puzzle.
2/27/2020	Staff Technical Advisory Committee	Timeframe. Long process.
2/27/2020	Staff Technical Advisory Committee	Performance standards same conditions. Make them performance standards. If hiccup, can modify.
2/27/2020	Staff Technical Advisory Committee	Definitions out of sink. Dog park is within a park site - off leash area...
2/27/2020	Staff Technical Advisory Committee	Amenities listed or not listed. Be less specific.
2/27/2020	Staff Technical Advisory Committee	Simplifying. Loudoun mindset to be specific. Best practices today.
2/27/2020	Staff Technical Advisory Committee	Consistent use of terminology. Concession stand, structure/building. Definition within a definition.
2/27/2020	Staff Technical Advisory Committee	Similar uses. Not clear cut. Collocate uses. One in day / one in night. Allow more than one principal use. Trend. Permit 2 different uses in same building. Parking calculations.
2/27/2020	Staff Technical Advisory Committee	Sketch Plan, Site Plan, Rural Economy. Definitions. What requirements to follow.
2/27/2020	Staff Technical Advisory Committee	Ag Structures are Event Facilities. Do not know what "farming" is. What clearly is not. No access for fire and rescue etc.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/27/2020	Staff Technical Advisory Committee	Support facilities - equipment rooms, storage sheds. Zoning Ordinance doesn't speak to "other things not listed..." Need to have?
2/27/2020	Staff Technical Advisory Committee	Site maintenance need to be somewhere. Need opportunity to present case. Can fit in neighborhood (salt/sand inclement weather - in barn). Government uses in particular. We are trying to provide a service.
2/27/2020	Staff Technical Advisory Committee	Zoning ordinance written to address all utilities as underground, needs to address vertical/above-grade components for sewer and water system (e.g. pump stations).
2/27/2020	Staff Technical Advisory Committee	Do not know where to look for uses. Would like a matrix of Zoning Ordinance Districts and Uses. Needs to be useable and make sense to the public. Explain to public process letter to Mr. Stultz.
2/27/2020	Staff Technical Advisory Committee	Have to look back and forth with definitions. It is hard. Confusing uses.
2/27/2020	Staff Technical Advisory Committee	Public does not know we have a Facilities Standards Manual. Rural economy site plan. Do not know to look there.
2/27/2020	Staff Technical Advisory Committee	Getting so specific but we have creative/innovative businesses. Create space for it.
2/27/2020	Staff Technical Advisory Committee	Go to one place to find information. Landscaping, parking etc. enCodePlus.
2/27/2020	Staff Technical Advisory Committee	Try to help public but good to hire an expert. Have to hire professionals, attorney. "What can I do?" Should be easy initially.
2/27/2020	Staff Technical Advisory Committee	Parking policy in Countywide Transportation Plan. Short on it. Parking standards need to be looked at. Bicycle parking, e scooters, train starts running...
2/27/2020	Staff Technical Advisory Committee	Sidewalks in FSM, bring into Zoning Ordinance. Can get 6' sidewalk that we need.
2/27/2020	Staff Technical Advisory Committee	Off road trails. Facility you want, not something your forced into.
2/27/2020	Staff Technical Advisory Committee	Charging, car share put in Zoning Ordinance. Bus shelter standards. Policy but nothing official.

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2/27/2020	Staff Technical Advisory Committee	PD-TRC parking studies, reductions. Parking review through Department of Planning and Zoning.
2/27/2020	Staff Technical Advisory Committee	Trails Plan / Bicycle Mobility Plan. X amount of that in development. Put in Zoning Ordinance.
2/27/2020	Staff Technical Advisory Committee	Construction Design Standards in Parks and Recreation. Would like it to have more bite. Right now it is this department / that department. Cross reference.
2/27/2020	Staff Technical Advisory Committee	Communications in County - wireless - closed to business. Have steep slopes, ridgelines. It is a public safety issue. Process cumbersome. Cost more than other jurisdictions. Just not going to build here. Can't telecommute, do homework, contact doctors. New development put in spare conduit for communications.
2/27/2020	Staff Technical Advisory Committee	Would like 1 Zoning Ordinance. Easier to find format and organization.
2/27/2020	Staff Technical Advisory Committee	Include stream restoration and wetland mitigation banks in the Zoning Ordinance.
2/27/2020	Staff Technical Advisory Committee	Agribusiness/agritourism/agrirecreation regulations.
2/27/2020	Staff Technical Advisory Committee	Why are water/sanitary lines allowed in the floodplain?
3/2/2020	Loudoun County Preservation and Conservation Coalition	Enforcement by complaint results in uneven enforcement. Allows some things to fall through cracks, while other complaints are elevated in importance.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Who enforces junkyards? Sheriff, Zoning / no coordination. Create process for consistent use application.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Noise - who enforces? Codified Ordinance versus Zoning Ordinance. No process, no coordination.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Enforcement - we need better follow up on issues already identified / inspections.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/2/2020	Loudoun County Preservation and Conservation Coalition	There are no clear, significant penalties for violations. Instead, approach is to try to bring violation into compliance when they really don't comply. Permit application to address past violation is lax.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Not many know how to use LEX. We should educate people on this option.
3/2/2020	Loudoun County Preservation and Conservation Coalition	A lot of violations occur on weekends, when projects that are not permitted are undertaken.
3/2/2020	Loudoun County Preservation and Conservation Coalition	There are too many modifications that weaken environmental requirements being approved.
3/2/2020	Loudoun County Preservation and Conservation Coalition	No clear criteria for enforcement of overlay districts, such as the limestone overlay district. Scrutiny of checklist items is missing. For example, fill dumping. No enforcement after stopwork.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Unclear to public who to contact when by-right development occurs. Some communities have process for input.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Process to complain is tedious. If problems persist then should not have to file new complaint.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Fiscal analysis should be performed for all density increase. Show relationship between cost and ADU's.
3/2/2020	Loudoun County Preservation and Conservation Coalition	When historic resources protected through proffer legislation, we need to prevent demolition by neglect.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Strengthen mountainside overlay district and steep slope standards. Decrease ability to expand/establish uses on existing/older parcels, manmade features "disturbed soil built in exemptions" (apply in context), and other ways to get around overlays. Ensure correct uses are applied.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/2/2020	Loudoun County Preservation and Conservation Coalition	Learn from previous issues in limestone overlay district (LOD)/what drove establishment of LOD. All land not in LOD is able to be developed, but we also need to protect what is below, but not in, karst. These areas also cannot sustain level of development being approved.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Overlay districts should apply so that they take into account cumulative effects of development on environmental resources. Evaluate effects of full buildout and develop regulations that protect against impacts at this level.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Review previously adopted mountainside overlay district (MOD) standards for standards that more effectively protect mountainside and reinstitute. For instance, the MOD used to use a sea level height (700 ft. above?) to designate district, now it is a soil designation. Sea level was a simple, clean way to administer.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Consider "scenic mountain overlay" zone. Wood lots on mountains are "grandfathered" and building on mountain tops is occurring. Will decrease land value with mountain views. County used to require home sites to be on least slope but still allowed residential use.
3/2/2020	Loudoun County Preservation and Conservation Coalition	River and stream overlay district is important in both the eastern and western parts of the County. Evaluate whether a standard could be developed for rural districts that is different than county overall or eastern part of County.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Evaluate whether prime farmland can be in an overlay district.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Enforcement of overlay districts is critical.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Know existing conditions so we can identify wildlife corridors and set up process to protect.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Strengthen VCOD, include more villages. Evaluate zoning, especially when dealing with historic resources. Should accommodate uniqueness of each village. It should incorporate flexibility for uses, parking etc.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Gateway/entrance corridors to villages is important setting and part of resources. We should protect them.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/2/2020	Loudoun County Preservation and Conservation Coalition	Protect water quality, groundwater/aquifer replenishment/ encroachments in floodplain overlay district. Protect upper reaches of water, springs. If we do not, it will affect flooding issues.
3/2/2020	Loudoun County Preservation and Conservation Coalition	The ability to engineer uses in the floodplain overlay district is not protecting this community asset.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Good plan policies/intent to protect natural resources, e.g., tree cover, threatened and endangered species, but Zoning Ordinance regulations not as strong/regulations do not implement policies.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Route 7 buffers, steep slopes not applied evenly. Intent to protect in plan good.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Strengths of Zoning Ordinance: VCOD: Green spaces around villages, sense of identity. Historic district requirements of CAPPs.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Uses may be compatible, but the scale, size, and intensity of the use may exceed the location permitted (and size of parcel) and be out of proportion with settings or other uses. Development standards do not address sufficiently when location not considered.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Most rural uses required to meet Section 5-654, but most rural uses not held to comply with traffic requirements of Section 5-654.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Need to include plan policy criteria in Zoning Ordinance, maybe as performance standards, so they can be considered for uses.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Incorporate trails through incentives and overlays. Connect locations but also protect resources. Weave into Zoning Ordinance; make it a referral topic. Ensure trails through developments are anticipated by homeowner associations, subdivisions.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Environmental resources need to be identified so they can be protected proactively. Requirement set up as a performance standard to protect upon development.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/2/2020	Loudoun County Preservation and Conservation Coalition	Compatibility should apply to natural resources, as well as, impacts to community.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Include existing conditions analysis as a performance standard.
3/2/2020	Loudoun County Preservation and Conservation Coalition	There a too many by-right uses that are not consistent with the plan. Assess fees rather than making by-right to ensure review/criteria applied.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Need performance standards that acknowledge and require avoidance of prime soils. Prime soils performance standard should apply to any rural use, not only residential. Protecting prime soil plans for future natural resources in Virginia.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Breweries (farm) value added but no performance standards to determine that business qualifies for the use designation. For example, production on site, locally resourced, etc.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Trees planted to meet planting requirements of the Zoning Ordinance should be native species, which is supported by the Plan. The Facilities Standards Manual planting list includes non-native species.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Need to apply Section 5-1507 noise performance standards. It would solve a lot of noise issues in rural area.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Review allowed uses in the rural area against plan to identify what is supported. Consider how uses would affect soils, traffic, etc.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Need to preserve ability to have agriculture in order to retain rural tourism.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Performance standards should include a way to holistically evaluate the effects of a new use proposed in the in rural area. How do additional permitted uses affect rural area as a whole?

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/2/2020	Loudoun County Preservation and Conservation Coalition	How would they take into consideration adjacent uses, rural economy especially difficult, and their impacts. Too many variances.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Cluster idea is good. Since cluster itself is a benefit to developers because it requires less infrastructure, bonus density does not need to be provided.
3/2/2020	Loudoun County Preservation and Conservation Coalition	What is density in rural area? Is it the base density or the bonus? When is the base?
3/2/2020	Loudoun County Preservation and Conservation Coalition	Cluster does not protect prime soil. Prime soil should be in rural economy lot.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Cluster lots are not really small or clustered. Supposedly because of need to accommodate on site water/sewer. Should be required to be on community water and sewer facilities.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Downzoning can become a political battle, but we could improve design of cluster, consider reinstating or taking ideas from hamlet option.
3/2/2020	Loudoun County Preservation and Conservation Coalition	We could implement rural area plan policy by using a matrix that includes beneficial features. The matrix should consider all existing conditions, not only prime ag soils. Use weighted criteria/rating system to show that proposal achieves plan policy. Then, no need for CPAM to address rural density.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Rural economy lots are being used for drainfields, which means they are not being used for rural economy. Farmers on rural economy lots are experiencing issues with location of onsite systems. Location of onsite systems are making rural economy lots unusable. Therefore, they should not be allowed to count toward open space because these lots are really developed.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Goal of preserving farmland through cluster option - Plan policies are strong, but Zoning Ordinance implementation is weak as it does not protect the farmland.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Affordable dwelling units dispersion requirement difficult and adds cost. Overly regulated physical design. Balance with social impacts of clustering.

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Ability to modify Zoning Ordinance is too great. Too many ways regulations allowed to be modified.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Allowing buy out of affordable dwelling unit may not be ok - instead of buy out provide land for affordable units.
3/2/2020	Loudoun County Preservation and Conservation Coalition	RC/CR zoning intensity is not considering environmental impacts. Four (4) dwelling units per acre may not work in all locations because of water/sewer requirements, even though the density is permitted in these districts.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Important not to allow sewer to extend into rural area.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Evaluate need for 10 lane roads east and west.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Protect rural roads by identifying what features are important but also by considering impacts of development on rural roads - can those roads handle it? The expectation should be the rural roads are preserved.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Protect rural roads but include locational standards for permitting materials that address function and maintenance. For example, hard surface and drainage on slopes. Committee working with VDOT on this.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Incorporate sustainability and climate change in Zoning Ordinance. Building code, subdivision standards, lot orientation, transit-oriented development, density.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Incorporate sustainability standards into uses. Will use overwhelm natural, environmental, cultural resource?
3/2/2020	Loudoun County Preservation and Conservation Coalition	Homeowners Associations - concern they will restrict permitted right to farm and other sustainability measures, such as not allowing small solar parks or requiring mowing.

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Solar farms are not an agricultural use. We want to protect agricultural land for ag uses, particularly prime soils.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Clustering units outside of rural village should not be permitted.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Amount of impervious surface affects flooding. Roads in subdivision are very wide. Use of turf grass playing fields increases impervious surface. Large gravel parking lots are impervious and unattractive. Limit size, include design requirements.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Need analysis of what parking standards are today. Try to diminish over-parking. Facilitate reuse of under used, unnecessary parking for projects that address housing affordability.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Heavy agriculture equipment and biker conflict on rural roads. Ag equipment should not be penalized when using back roads.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Strengths of Zoning Ordinance: 5-600: good foundation for protection against uses, some need strengthened. Affordable dwelling unit affordability levels.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Limitations on signs is good, but not consistent throughout county.
3/2/2020	Loudoun County Preservation and Conservation Coalition	Joint Land Management Area intent good but Board of Supervisors implementation fails.
3/3/2020	Heritage Commission	Early input from the Heritage Commission on legislative applications before it goes to Public Hearing so that the Heritage Commission can work with applicant is a positive development.
3/3/2020	Heritage Commission	African American Resource Protection Subcommittee has improved ability to preserve these resources.
3/3/2020	Heritage Commission	Inclusive groups / multiple rounds of process. Review process is transparent and fair, though may not always agree with outcome.

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3/3/2020	Heritage Commission	Do not like the lack of protection of environmental resources and that they are not seriously considered as part of development review.
3/3/2020	Heritage Commission	Trails exists, which is good, but many of them are not connected.
3/3/2020	Heritage Commission	Do not like not being aware of nuances and trends of development and how it affects heritage resources.
3/3/2020	Heritage Commission	Feels like too many special exception uses, especially in some districts.
3/3/2020	Heritage Commission	Lack of enforcement, inability to apply Zoning Ordinance when projects are not receiving required approvals/permits and then asking for forgiveness and are approved after the fact to address violation.
3/3/2020	Heritage Commission	Developers running county and obliterating heritage in eastern part of County. Protecting resources will affect the future of county and we should do more.
3/3/2020	Heritage Commission	Intent of special exception review to protect resources is not happening due to developer, engineer, legal team's overall strength in review process.
3/3/2020	Heritage Commission	Definitions are complicated.
3/3/2020	Heritage Commission	Pattern of conversion of commercial uses to residential uses - residential uses are too predominate.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Hopefully ordinance rewrite will put all of overlays together. Ms. Tierney has been here for a few meetings. Makes me think it will affect other things like Codified Ordinances.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Keep existing districts where they are. Have open ended PD district for the remainder. And consolidate existing zoning districts under heading "placemakers". Also, have a liberal... urban new development.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Idea of more flexibility in formulating all of the specifics relating to legislative application rather than modifying. Ability to create something. Placemaker whatever it is. Having that ability.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	More specific information so that the public knows what is going on. Especially in light of comp plan placetypes and specificity of certain design requirements in plan. Have structure to allow flexibility to formulate - that will go a long way in implementing plan.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Districts fit the plan? Argue about whether they fit. Uses within the districts... Keep it simple. Want to be able to do certain uses. Plan identifies where those uses are appropriate. Currently zoning districts are what they are until they are rezoned to something else. If current zoning does not include a use you want to have, but plan says you can then you should have that use. What do we need the districts for? Want to do things in certain areas, what's wrong with that.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Don't think we want to go through this size of an overhaul. Practicality of it. Consultant doing a national review of trends and best practices. Evaluate their summary. Tailor to our experience. Where we would be most effective and efficient.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Less reliance on narrow uses and having 50 of them in a particular district. Awkward and unworkable. Can never think of every possible use. Always something new. The way we have gotten this way is "scared of impacts of these uses". Fear based approach. Scared of roads, scared of neighbors. Just care what impacts are. Will take a mind shift that has to happen.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Concerned about where this thing ends up and the impact it has on existing residents and businesses in county. 72, 93 came into effect. Moved a lot of zoning districts. Not that big of an impact. Housing somewhat of an impact. Good part of eastern Loudoun. Cognizant of unintended consequences to existing houses and businesses.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Overlay districts – think it is important to understand and implement the general policies of the plan. Number of districts complicated. Creek valley buffer is not overlay but has its own section in the Zoning Ordinance. Overlook and don't think of it. Not mapped anywhere. Make that as an overlav district for consistency.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Heading to more flexibility and less Euclidian - very narrow, word by word of what you can and cannot do.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Placemaking. Is the 'place' itself from where everything flow or 'use' from top of pyramid where everything flows. Townhomes adjacent to 1 acre lots. May want more separation.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	What is definition of placetype? Town home cluster next to something over here that is changing. Different in that community. Definition of community. Density FAR on broader scale.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Concern – form based code, creates real problems. Some form based codes have not been written particularly well.□
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Pyramid. Think of what that document will look like. enCodePlus, a cloud based software, the decision is hierarchical. From a system standpoint in Dec 2021 who will be doing that decision tree. Consultant or staff, need rules. Tables for the buffer, for parking. Concepts, digital. Doesn't exist without process. Do not want uses at top of pyramid.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	From rural perspective put in positive vote for having mountainside, limestone protection. Overlays are protective in nature and should continue to do so. Countywide concern.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Need to be an understanding and realization that there has been a big change in types of uses. Limited amount of land available. Where market might be going. In suburban area, some level of flexibility in PD.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Definitions. Should be general and a new use should be able to fit within it. Data center should not have been a new use. It should fit a warehouse or... Maybe it is that simple. Someone disagrees have ability to appeal. Don't keep adding new uses.

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3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Need for different uses? If don't recognize impacts – warehouse doesn't usually generate noise and neighbor complaints.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Tenant moved out, tenant wants to come in. Use? Heavily performance based, lack of flexibility.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Rural area large properties. Variety of compatible things. Brewery, stable, short term rental. Conflicting standards and requirements. Can you stack uses? Single business but different parameters. Need more flexibility. Innovative businesses with multiple facets. Mitigate impacts.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Development review. Looking at each discreet use and/or project. Need to look at whole. Doesn't reflect what individual trying to do. Not only large properties.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Fuzzy line between Zoning Ordinance and Subdivision Ordinance. If parcel subdivided vs lease line, more use, complicated. Finance person for separate things. Has to be factored in somehow. Don't see bankers at the table. Enough knowledge to be dangerous. May need help on financing side.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	A lot more condominium transfer vehicle. Hit to value when sell as condo. Better as fee simple lot. Tax base to capture built environment. Important.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	County does not recognize condo lines but showing up on GIS as parcel lines. Not sure why that is happening. Need a way to map it. Which limits how you finance project. Reciprocal easements?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Single family detached development density is a key element. Establishes value of property. Tax returns. Determines what kind you will build and if it will be affordable. Consider that. Economic impact.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Floor area ratio averaging...Mixed-use districts. Bump out or not bump out. Go vertical?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Excess of yards with setbacks with buffering and screening. 5-1400. Buffer width greater than setback. What is sense of that? Buffer should be comparable to setback.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Floor area ratio to single family homes a nightmare. Do you count the garage?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Form based codes – do not know what to put on lot until neighbor does theirs.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Residence 35 feet high. Can't add 2 inches. Basement becomes part of building height. Have to be careful. Pick number out of air when it really doesn't matter. If a safety issue then ok.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	New comp plan speaks to stories. What are we plugging in? Intended to be the same?? How does that work in the Zoning Ordinance?

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3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	50%/ 70% open space. Applying unilaterally does not make sense. That much public space - let's have a purpose for it.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Open space does have benefits. Look at comprehensively in community.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	What belongs in zoning ordinance versus what belongs in land subdivision. Minimum lot width.
3/4/2020	Rural Economic Development Council	Variety rural uses is good. Protect/preserve farmland to protect overall rural economy. Rural economy growth is good.
3/4/2020	Rural Economic Development Council	Transition Policy Area important for protection of agriculture land. Don't want to lose agribusinesses due to encroaching increased densities.
3/4/2020	Rural Economic Development Council	Intent in General Plan obvious, in practice regulations don't implement intent.
3/4/2020	Rural Economic Development Council	Prime soils in General Plan but no teeth in Zoning Ordinance, Facilities Standards Manual, LSDO.
3/4/2020	Rural Economic Development Council	What to do to promote equestrian uses - put teeth in Zoning Ordinance.
3/4/2020	Rural Economic Development Council	Intent to protect is in base density but suburban is at cluster level.
3/4/2020	Rural Economic Development Council	Need alternative to selling land to developer.
3/4/2020	Rural Economic Development Council	Well water/septic availability to determine where clustering can go. Look at specific area to allow clustering.
3/4/2020	Rural Economic Development Council	Look at limestone overlay district and special exception uses.
3/4/2020	Rural Economic Development Council	Minimum lot size is prohibitive for some uses.
3/4/2020	Rural Economic Development Council	Confusing.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Too easy to sidestep. For example, clustering.
3/4/2020	Rural Economic Development Council	No prime soil protection (USDA Class I). Consider prime soil overlay, subtract before calculating density.
3/4/2020	Rural Economic Development Council	Complaint driven enforcement.
3/4/2020	Rural Economic Development Council	General Plan policy - Zoning Ordinance doesn't implement prime soil protection.
3/4/2020	Rural Economic Development Council	Stress importance to all of Loudoun (prime soils).
3/4/2020	Rural Economic Development Council	See checklist requirements - not Yes or No, require analysis/approval.
3/4/2020	Rural Economic Development Council	Nothing should be put on prime soils but agriculture.
3/4/2020	Rural Economic Development Council	Educational campaign for value of protecting prime soils.
3/4/2020	Rural Economic Development Council	Class III - vineyards and orchards, ideal for given slopes.
3/4/2020	Rural Economic Development Council	Poor definitions.
3/4/2020	Rural Economic Development Council	Missing uses - glamping. Not all are appropriate or compatible.
3/4/2020	Rural Economic Development Council	Traffic studies required for uses.
3/4/2020	Rural Economic Development Council	Need better criteria to evaluate uses.
3/4/2020	Rural Economic Development Council	Location matters: traffic, surrounding uses, size of use, scale based on acreage.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Should allow multiple agribusiness uses.
3/4/2020	Rural Economic Development Council	Semantics allow uses that may not be allowed / clearly define. Staff shouldn't tell public how to circumvent rules. Create unfairness - need level playing field.
3/4/2020	Rural Economic Development Council	Enforcement by complaint turns neighbors against each other. Prefer proactive enforcement.
3/4/2020	Rural Economic Development Council	Don't try to make uses fit after the fact. Reason use isn't allowed. Loudoun County has a reputation of forgiveness/make it fit instead of take it down.
3/4/2020	Rural Economic Development Council	Cluster suburban - huge concerns. See letter to Board. Intent good, 1 dwelling unit per 5 acre bad. Need to save specific features, open space should be p.s. not steep slopes/unusable for farms.
3/4/2020	Rural Economic Development Council	Application loopholes - dislike.
3/4/2020	Rural Economic Development Council	Bonus density - dislike.
3/4/2020	Rural Economic Development Council	Need trail incentives.
3/4/2020	Rural Economic Development Council	Infrastructure impacts.
3/4/2020	Rural Economic Development Council	For clusters: require preserve % prime soil, trails.
3/4/2020	Rural Economic Development Council	Not protecting agriculture land.
3/4/2020	Rural Economic Development Council	Need easier review path for rural uses, adaptive reuse regulations. Gradient scale of uses.
3/4/2020	Rural Economic Development Council	Building orientation / green building. Need more.
3/4/2020	Rural Economic Development Council	LID - not enough, just checking box.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Public facilities pushed to west since no room in Suburban Policy Area.
3/4/2020	Rural Economic Development Council	Checklist inadequate.
3/4/2020	Rural Economic Development Council	Outsourcing - B&D to ESI.
3/4/2020	Rural Economic Development Council	Loopholes with uses. Need penalties, not we'll make it work.
3/4/2020	Rural Economic Development Council	Lack of proper notice.
3/4/2020	Rural Economic Development Council	Cost.
3/4/2020	Rural Economic Development Council	Uncertainty.
3/4/2020	Rural Economic Development Council	Process encourages asking for forgiveness.
3/4/2020	Rural Economic Development Council	Homeowner Association anchor lots release from covenants.
3/4/2020	Rural Economic Development Council	What's told to Board is not in site plan.
3/4/2020	Rural Economic Development Council	Uneven across uses, inconsistent.
3/4/2020	Rural Economic Development Council	5-600 standards incomplete, holes in buffer matrix.
3/4/2020	Rural Economic Development Council	Traffic studies required.
3/4/2020	Rural Economic Development Council	Need impact studied.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Need more restrictive light standards for Rural Policy Area.
3/4/2020	Rural Economic Development Council	Lack of enforcement.
3/4/2020	Rural Economic Development Council	Agribusiness challenges.
3/4/2020	Rural Economic Development Council	Educate importance of dark skies.
3/4/2020	Rural Economic Development Council	Remap floodplain - show fringe (want) and allowed uses (fence).
3/4/2020	Rural Economic Development Council	Forested riparian buffers - need to allow without floodplain study.
3/4/2020	Rural Economic Development Council	Need buffers, better uses.
3/4/2020	Rural Economic Development Council	Look at hours, number of attendees, acreage, use square footage - compatibility.
3/4/2020	Rural Economic Development Council	Z.O. "intent to protect" is a good overarching objective. Not happening in practice.
3/4/2020	Rural Economic Development Council	Ag as a separate zoning district is important. Different than residential.
3/4/2020	Rural Economic Development Council	There are too many zoning districts.
3/4/2020	Rural Economic Development Council	Density increases in the community drive decisions to change the transition zones. Higher density res is slowly creeping out into ag areas and we are losing ag businesses.
3/4/2020	Rural Economic Development Council	Good that there are lots of ag uses allowed in ag zoning districts. Find ways to allow more.
3/4/2020	Rural Economic Development Council	Comp plan has good intentions that are not fully realized in the Z.O. Poor implementation.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Maintain areas for active agriculture. Encroachment harms overall ag economy.
3/4/2020	Rural Economic Development Council	Prime soils identified as important in Comp Plan. Z.O. has no teeth to implement prime soil protections. It takes a millennia to make prime soils. Protect what we have now for future ag users.
3/4/2020	Rural Economic Development Council	Give property owner/seller a plan B so they don't have to sell out to residential developers. Or don't allow residential cluster subdivisions.
3/4/2020	Rural Economic Development Council	Don't allow cluster option when there are environmental constraints; water not available, limestone overlay, health department concerns.
3/4/2020	Rural Economic Development Council	The minimum size subdividable lot is too small for a rural economy use. It creates a situation for a de facto house b/c can't do anything else on a lot that small.
3/4/2020	Rural Economic Development Council	"Prime soils" means USDA Class 1 ag. They are the most productive and versatile. There are super prime soils and sub prime soils. Loudoun is #3 in Nation for prime soils. State identified Loudoun for its prime soils as well.
3/4/2020	Rural Economic Development Council	The County needs a prime soil overlay. Developers in these areas could subtract out the acreage of prime soil.
3/4/2020	Rural Economic Development Council	Cluster subdivisions and soils has not been a yes or no answer. Developer-friendly. Prime soils has not been part of the thought process.
3/4/2020	Rural Economic Development Council	Prime soils have higher economic yield/value. Rural economy lot that has class two soils is not usable.
3/4/2020	Rural Economic Development Council	Developers like prime soils too, good for drainage and percolation.
3/4/2020	Rural Economic Development Council	Some ZO uses have poor definitions or there are some missing, like "glamping."
3/4/2020	Rural Economic Development Council	Need a decision tree for considering (e.g. evaluation criteria). Things like traffic need to be considered.
3/4/2020	Rural Economic Development Council	Some ag use categories don't allow for scalability (intensifying the use over time), or multiple uses. Example: Can't get B&B and winery to be a viable business on same property because of use restrictions.
3/4/2020	Rural Economic Development Council	Words used to define event facility and B&B are taken very literally. Sometimes it feels like semantics.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Complaint-based enforcement turns neighbor on neighbor. Consider proactive enforcement.
3/4/2020	Rural Economic Development Council	Lots of resources are spent on "making it fit" and achieving voluntary compliance with certain businesses that shouldn't have even been there in the first place.
3/4/2020	Rural Economic Development Council	Bad actors ruin it for the rest of vineyard proprietors that stay authentic to the use parameters.
3/4/2020	Rural Economic Development Council	Why does the ZO incentivize (i.e. give a density bonus) for clustering. No quid pro quo. No need for bonus density here.
3/4/2020	Rural Economic Development Council	The cluster concept is okay, but the County isn't doing it right.
3/4/2020	Rural Economic Development Council	Any new developments should help build trails out west.
3/4/2020	Rural Economic Development Council	Improve the base definition of a rural lifestyle.
3/4/2020	Rural Economic Development Council	Encourage adaptive reuse.
3/4/2020	Rural Economic Development Council	Make green building standards mandatory, or at least make it easier by way of incentives or relaxed standards. Have higher standards for western Loudoun.
3/4/2020	Rural Economic Development Council	It feels like western Loudoun has to take on more schools and roads as a result of eastern Loudoun densification.
3/4/2020	Rural Economic Development Council	Developers need to provide more public amenities and trails.
3/4/2020	Rural Economic Development Council	People ask for forgiveness instead of doing it right at the beginning.
3/4/2020	Rural Economic Development Council	Sometimes in an expedited process the approved CDP is not consistent with the site plan that gets approved.
3/4/2020	Rural Economic Development Council	HOAs should not take over a rural economy lot in a cluster subdivision. These lots should be released from CC&Rs.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Rural Economic Development Council	Light pollution in the west is bad. Need better light standards and better protections from light intrusion and glare.
3/4/2020	Rural Economic Development Council	Consider drafting a night sky ordinance.
3/4/2020	Rural Economic Development Council	Remap the floodplain and introduce concepts like flood fringe and flood way. Then be more flexible in flood fringe. Allow things like fences to aid in grazing operations, or plantings to restore riparian habitat.
3/4/2020	Rural Economic Development Council	Light pollution in the west is bad. Need better light standards and better protections from light intrusion and glare.
3/9/2020	Historic District Review Committee	Bona fide agricultural buildings. Disconnect from State Code definition of agricultural and use list in Zoning Ordinance. Multipurpose ag/event facility building should be required to meet safety/building code, minimum requirements.
3/9/2020	Historic District Review Committee	Consider appropriate zoning in rural historic village. RC - revisit commercial use, appropriate residential density, grandfathering of commercial uses (i.e.. Waterford ground floor historic retail spaces).
3/9/2020	Historic District Review Committee	Rural historic village, provide incentives to encourage adaptive reuse of buildings.
3/9/2020	Historic District Review Committee	Consider Historic District Review Committee guidelines during process when laying out lots and during subdivision review process. HDRC on checklist for Building and Development review.
3/9/2020	Historic District Review Committee	Historic District Review Committee application submission - ensure detailed information to convey application is provided for review.
3/9/2020	Historic District Review Committee	Update guidelines, how to evaluate applications and effectively use guidelines. Update materials list for modern material (e.g. Azek)
3/9/2020	Historic District Review Committee	Review projects during construction for conformance with approved Historic District Review Committee conditions.
3/9/2020	Historic District Review Committee	Ensure County webpage has Historic District maps.
3/11/2020	Commercial Real Estate Development Association	Staff review, BOS input for legislative applications. By-right projects.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Commercial Real Estate Development Association	Flexibility with administrative changes and more ability to change SPEX/ZMAP. Allows more detail on the front end.
3/11/2020	Commercial Real Estate Development Association	Taking of traffic counts. How does that fit in with the zoning ordinance?
3/11/2020	Commercial Real Estate Development Association	Consolidate proffer review comments with County Attorney's.
3/11/2020	Commercial Real Estate Development Association	Collaborate more on SPEX conditions with applicant.
3/11/2020	Commercial Real Estate Development Association	Input on generic comments on conditions need more specificity.
3/11/2020	Commercial Real Estate Development Association	Timeframes for review. Receiving comments for applications.
3/11/2020	Commercial Real Estate Development Association	ESI review - need/value.
3/11/2020	Commercial Real Estate Development Association	Better coordinate comments to eliminate duplication or conflicts.
3/11/2020	Commercial Real Estate Development Association	Timeframe parameters for review in zoning ordinance versus a procedure.
3/11/2020	Commercial Real Estate Development Association	Route 28 optional overlays - too prescriptive. Do not want to go this direction. Not used very often. Set criteria in a PUD environment and not as a standard.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Commercial Real Estate Development Association	Make them true PUDs. No R-4, R-8 "not administered as".
3/11/2020	Commercial Real Estate Development Association	Districts broad enough to allow it in multiple places. Placetype implementation and infill potential.
3/11/2020	Commercial Real Estate Development Association	Address density and FAR in new districts.
3/11/2020	Commercial Real Estate Development Association	Reduce the number of zoning districts.
3/11/2020	Commercial Real Estate Development Association	Feelings on remapping's. Reconciling new with old.
3/11/2020	Commercial Real Estate Development Association	How to deal with existing built uses?
3/11/2020	Commercial Real Estate Development Association	More broad based.
3/11/2020	Commercial Real Estate Development Association	Flexibility of use definitions. Consistency. Modernize definitions.
3/11/2020	Commercial Real Estate Development Association	Make a larger umbrella of definitions.
3/11/2020	Commercial Real Estate Development Association	Clarity of tasting room, brewery uses. Consolidate under broader term. Allow for more responsive solutions.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Commercial Real Estate Development Association	Reduce number of special exception reviews.
3/11/2020	Commercial Real Estate Development Association	Get to a certain threshold - performance standards - permitted.
3/11/2020	Commercial Real Estate Development Association	City of Alexandria process for use review.
3/11/2020	Commercial Real Estate Development Association	Look at Fairfax County with regard to modernization of uses.
3/11/2020	Commercial Real Estate Development Association	Create universal use list and consolidation of uses/districts. PD-CC is an example.
3/11/2020	Commercial Real Estate Development Association	FAR averaging. PD-TC example.
3/11/2020	Commercial Real Estate Development Association	Parking - PARC process, owner supplies documents to certify, Prince William.
3/11/2020	Commercial Real Estate Development Association	Administrative change, flexibility.
3/11/2020	Commercial Real Estate Development Association	Requirement for no parking between road and building.
3/11/2020	Commercial Real Estate Development Association	Tracking ZMODs for the most reoccurring to create standards for the project.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Commercial Real Estate Development Association	One Zoning Ordinance - how do we deal with yards, setbacks in different zoning districts.
3/11/2020	Commercial Real Estate Development Association	Flexibility with density and building height, lot coverage.
3/11/2020	Commercial Real Estate Development Association	Delete steep slopes in eastern Loudoun.
3/11/2020	Commercial Real Estate Development Association	Challenge Airport Overlay expansion, if it occurs.
3/11/2020	Commercial Real Estate Development Association	Map and text change consistency.
3/11/2020	Housing Advisory Board	When considering fads, consider effects to all members of the community. For example, people with disabilities, economic access.
3/11/2020	Housing Advisory Board	Length of development review - speed up if projects meets set of initial expectations.
3/11/2020	Housing Advisory Board	Ensure requirements of expected submission materials are very clear.
3/11/2020	Housing Advisory Board	Level of detail during review process is very specific. For instance, legislative review, FIDP, site plan, construction plan. Any deviation during review of different applications requires substantial conformance. This increases length of review time.
3/11/2020	Housing Advisory Board	County reviews things that other agencies review. For example, FEMA, VDOT, VHDA. Eliminate redundancy.
3/11/2020	Housing Advisory Board	Consolidating zoning districts, simplifying zoning ordinance could also lessen review time.
3/11/2020	Housing Advisory Board	Time is money.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Housing Advisory Board	Do we know of another model that another place is using that works? Could we find a good model that reflects Loudoun County rate of growth etc. ULI/not Fairfax/Charlotte, NC/Colorado.
3/11/2020	Housing Advisory Board	Model should show us how to take it to the next level. We were the model but now we need a model for maximizing remainder. We no longer have real growth potential, greenfields used up.
3/11/2020	Housing Advisory Board	Need to ensure affordable housing is provided during the process. Keep cost of housing manageable, avoid becoming San Francisco. An affordable unit does not affect price of the other desirable units in activity center. Need to find method to ensure more affordability of these desirable units.
3/11/2020	Housing Advisory Board	Cost of development includes fees that are not part of the zoning ordinance. Local government could subsidize some fees.
3/11/2020	Housing Advisory Board	Structured parking requirement adds to cost.
3/11/2020	Housing Advisory Board	Perception of development process creates path of least resistance - nonresidential fast track has improved perception of these development types. Housing projects should have a similar process that improves perception of residential development in County and generates interest, creativity, and better projects.
3/11/2020	Housing Advisory Board	Allow more creativity. Perception that this does not exist.
3/11/2020	Housing Advisory Board	Expedited process, tax abatement, and other incentives etc. for desired housing in county.
3/11/2020	Housing Advisory Board	Evaluate development process as flow chart then can compress.
3/11/2020	Housing Advisory Board	Limit districts drastically by general uses.
3/11/2020	Housing Advisory Board	Evaluate whether economic shift is resulting in certain uses being more appropriate than others. For example, commercial zone may not be more appropriate than residential.
3/11/2020	Housing Advisory Board	Model - infill/redevelopment strategies. Could be an overlay. Certain zones could allow multifamily when they redevelop. Could be fast track.
3/11/2020	Housing Advisory Board	Need a "no policy" policy - be adaptive so that innovations can occur without CPAM.
3/11/2020	Housing Advisory Board	Use not as important as form, area will change and form expectation will allow it to evolve.

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3/11/2020	Housing Advisory Board	Zoning will have to implement the mixed use planning in 2019 General Plan.
3/11/2020	Housing Advisory Board	Single use zoning needs to evolve to mixed use that works organically for people and allows more residential with a balance.
3/11/2020	Housing Advisory Board	Affordability should trigger a fast track, predictable review and fee elimination/reduction. Some neighboring county's are doing this but not refined.
3/11/2020	Housing Advisory Board	Limiting detail at legislative review would allow for creativity later in development process. FIDP also requires too much detail too early in the process. Design guidelines also too early, and is a result of BOS expectation.
3/11/2020	Housing Advisory Board	Capital facilities contribution by unit type does not incentivize different size units.
3/11/2020	Housing Advisory Board	Predictability. Issue of BOS approval. Spend a lot of time to get to BOS. Staff review timelines are not being met. Cannot plan for buildings coming on line.
3/11/2020	Housing Advisory Board	Who is BOS check? Staff recommendation is pass/fail. re: meeting plan.
3/11/2020	Housing Advisory Board	Adopt internal scoring method to identify what could be supported, provide guidance. As an example, VHDA has a ranking process.
3/11/2020	Housing Advisory Board	Evaluate previous approvals and denials to identify what caused applications to fail.
3/11/2020	Housing Advisory Board	AIOD - question about holding 1993 uses but also adding 2019 lines of noise contour. There is availability for development outside new noise contour but inside old noise contour. Airport wants to hold both, but we need opportunities for housing, especially affordability.
3/11/2020	Housing Advisory Board	VCOD - changing economic times do not match intent. Evaluate original intent of VCOD and identify another way to get to intent, hopefully more effectively.
3/11/2020	Housing Advisory Board	Fire Marshal requirements should set standards. 38' lot with 28' single family dwelling is standard because this is way to maximize density and meet fire marshal. Road width requirements for trucks/hoses. Set only these standards then allow for all other standards to be flexible. allow creativity.
3/11/2020	Housing Advisory Board	Increase permitted density to achieve more affordability.
3/11/2020	Housing Advisory Board	Change parking standards to decrease costs; people will adapt.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Housing Advisory Board	Infill projects should be allowed greater density.
3/11/2020	Housing Advisory Board	Move away from suburban development forms. Only judge a development on life safety, staff's evaluation too.
3/11/2020	Housing Advisory Board	Developments need to incorporate multimodal standards. Change to transportation/mobility should be accommodated, which means this needs to be flexible and reactive to the market. Otherwise will be difficult to accommodate future changes.
3/11/2020	Housing Advisory Board	Evaluate building heights, density. Height also affected by airport.
3/11/2020	Housing Advisory Board	BOS support any density around metro.
3/11/2020	Housing Advisory Board	Set parking expectations at outset of development. Balance between parking reduction and true needs of parking and expectations for parking by users.
3/11/2020	Housing Advisory Board	Consider methods of providing transit with projects as part of an amenity package. Perhaps for multifamily or affordable projects.
3/11/2020	Housing Advisory Board	Off street parking. Can these spaces count as shared spaces? Yes.
3/11/2020	Housing Advisory Board	Redevelopment/infill. Access will be affected, also include more on street parking in these types of developments.
3/11/2020	Housing Advisory Board	Parking ratios may become issue when smaller sites redevelop because there is not enough space for required parking. Trade off. Is the new project better.
3/11/2020	Housing Advisory Board	Consider market driven parking required so that if need for parking goes down, these spaces can be converted to accessory dwellings or more housing. Flexibility.
3/11/2020	Housing Advisory Board	Alexandria passing new accessory dwellings too. Arlington - approved more permissibility of accessory units but not seeing much. Currently, evaluating associated parking requirements. Should Loudoun require a parking space for each accessory dwelling?
3/11/2020	Housing Advisory Board	Zoning ordinance does not allow different living arrangements that are becoming popular.
3/11/2020	Coalition of Loudoun Towns	Need to reconcile use lists between JLMA and PDH3 districts. Generally what is by-right in the JLMA districts should be by-right in PDH3. For instance, municipal wells. Note that PDH3 applies to a significant area immediately surrounding Round Hill, in addition to JLMA districts.

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3/11/2020	Coalition of Loudoun Towns	A wide range of uses are allowed by-right in the JLMA districts, some of which are not compatible or desirable either adjacent or within the towns. Examples: telecommunication towers, commuter lots, other institutional uses with potentially large footprints.
3/11/2020	Coalition of Loudoun Towns	Need a comprehensive review of by-right uses allowed in the JLMA district. If a given use has not been established in the JLMA, take it out.
3/11/2020	Coalition of Loudoun Towns	The JLMA adjacent to Purcellville is mostly built out. Would like the County to partner with the town to coordinate the comprehensive plan and zoning ordinance to ensure flow with adjacent properties. Do not want to see cluster subdivisions next door.
3/11/2020	Coalition of Loudoun Towns	Current processes do not work. Want to see accountability and ownership. Would like to be included in the review of development proposed in areas of County surrounding town limits. For instance, a by-right use was developed on top of a town well site, created water source problem. Another example, brewery light pollution impacting town residents – is a night sky ordinance with down-lighting possible? Process should involve shared agreement on the use.
3/11/2020	Coalition of Loudoun Towns	With regard to the administrative review processes in zoning districts surrounding towns – or perhaps within 3 mile radius – is it possible to put minimal performance standards in place based on town concerns? Potential impacts/issues need to be addressed before a use is approved. For example, certain agricultural/support uses permitted without road improvements, creates high potential for accidents in immediate vicinity of town. Lack of shared process and effective performance standards together result in a health/safety/welfare issue for towns.
3/11/2020	Coalition of Loudoun Towns	Development review process and all related requirements must apply to County-owned/developed property. For example, ballfield facilities appear without any type of notification, consultation. Proper notification of towns should be addressed, and concerns considered in process. Important to credibility of process.
3/11/2020	Coalition of Loudoun Towns	Would like to put town's comprehensive plan before the County Planning Commission and Board for review and acceptance. When considering housing issues, need to consider both County and town plans. There needs to be shared accountability for planning efforts and outcomes.
3/11/2020	Coalition of Loudoun Towns	Development ordinances between towns and County need to be coordinated to ensure complimentary development in surrounding areas. Currently no assurance that development permitted by County's zoning will align with town's.
3/11/2020	Coalition of Loudoun Towns	PUGAMP was eliminated, but Purcellville still surrounded by JLMA. A better relationship with the County concerning uses and development in these areas is desired.
3/11/2020	Coalition of Loudoun Towns	Would like a coordinated/shared process with County for review of land development applications in surrounding areas.
3/11/2020	Coalition of Loudoun Towns	Concern that lots with capacity to support on-site septic systems are instead allowed to locate drainfield areas in open space. County should reconsider allowing such locations as part of cluster development standards.
3/11/2020	Coalition of Loudoun Towns	The Zoning Ordinance should encourage/incentivize builders to provide more affordable housing. Interested in seeing regulations that include redevelopment options and allow conversion of existing single family detached units/lots to duplexes.

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3/11/2020	Coalition of Loudoun Towns	With regard to water/sewer service, towns want to control/manage service delivery in surrounding areas rather than Loudoun Water. Would like the Zoning Ordinance to be clarified to ensure town service in these areas.
3/11/2020	Coalition of Loudoun Towns	Would like development standards that result in preservation of a buffer area around town limits (ensure transition from town to rural setting, rather than cluster developments).
3/11/2020	Coalition of Loudoun Towns	Would like to be engaged and actively involved in the Unmet Housing Needs Strategic Plan process. Towns may be able to help with this effort. Consider including a representative from the towns on any related working group(s).
3/11/2020	Coalition of Loudoun Towns	There is an attainable housing task force. A representative from the towns should be a member.
3/11/2020	Save Rural Loudoun	Policy commitment to preservation found in planned policies, zoning responsible for enforcing these policies.
3/11/2020	Save Rural Loudoun	Weaknesses: Disconnect between policy and practical implementation of farmland preservation. Loss of 67 sq. mi. of farmland in spite of policy preservation to preserve farmland.
3/11/2020	Save Rural Loudoun	Reactive enforcement is weak/not enough
3/11/2020	Save Rural Loudoun	"Running out of time" for the rural economy, local farmers cannot get necessary services to survive, county losing local farmers. Policy conflicts in the comprehensive plan growth versus preservation.
3/11/2020	Save Rural Loudoun	Extensive residential subdivision development in AR and other rural zones, because this land use pattern and density is afforded by right in current ordinance
3/11/2020	Save Rural Loudoun	RPA is supposed to be protected but doesn't look like it visually when you travel through RPA, many areas indistinguishable from the built environment in the SPA.
3/11/2020	Save Rural Loudoun	View shed of short hill mountain will be obscured by luxury housing development
3/11/2020	Save Rural Loudoun	Housing developed on prime agricultural soils leads to loss of soils
3/11/2020	Save Rural Loudoun	Public infrastructure to be overwhelmed if standards in the RPA continue to allow substantial population growth in this area
3/11/2020	Save Rural Loudoun	Tourism threatened by loss of prime agricultural soils.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Save Rural Loudoun	There should be uniform rural zoning. Example: Apply AR-2 standards to AR-1, because AR-2 standards afford acceptable levels of protection.
3/11/2020	Save Rural Loudoun	Preserving rural farmland. Example: Setting aside rural land for preservation in places like floodplain or other unfarmable land is not farmland preservation.
3/11/2020	Save Rural Loudoun	County should preserve 70% of a rural property for agriculture and rural economy uses only (preserved area should not include open spaces with residential septic fields)
3/11/2020	Save Rural Loudoun	Regulations should preserve 80% of available farmland in rural economy lots
3/11/2020	Save Rural Loudoun	Regulations should avoid/prevent lot lines that lead to division of usable farmland
3/11/2020	Save Rural Loudoun	Require rural economy lots to be placed under permanent easement (hamlet options in a3 and 10 require easements)
3/11/2020	Save Rural Loudoun	Prevent HOA covenants from restricting right to farm
3/11/2020	Save Rural Loudoun	Strengthen protections against forest stand areas in mountainside overlay, and review overlay to protect vistas.
3/11/2020	Save Rural Loudoun	Implement design standards requiring residential developments to conform with land form. Ex: Not disturbing ridgeline or trees, providing buffers. Good standards are in rural hamlet provisions.
3/11/2020	Save Rural Loudoun	Developers should notify adjacent property owners of cluster subdivision applications
3/11/2020	Save Rural Loudoun	Require zoning administrator to perform follow up inspections of cluster subdivisions and approved special exceptions to verify compliance with preservation requirements
3/11/2020	Save Rural Loudoun	Allowing residential subdivisions in RPA is inconsistent with the general plan policy to preserve" land at densities associated with open and rural character"
3/11/2020	Save Rural Loudoun	Rural economy lot should be for commercial uses, not residential uses. Currently rural economy lots being used as larger residential lots.
3/11/2020	Save Rural Loudoun	Need for affordable housing to manage housing demand in rural areas. Set a requirement at a specific rate for developable housing (X% of housing must be affordable)
3/11/2020	Save Rural Loudoun	Create transfer of development rights program to better manage growth in the county

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Save Rural Loudoun	Clearer regulations (possibly an overlay) ensuring groundwater sources are protected as per the general plan's policies regarding water quality
3/12/2020	Planning Commission	How do we walk the line of considering an application on the new comp plan with no zoning ordinance; yet, at the same time we are writing one? Are we creating a de facto zoning ordinance by dealing with one application that will then apply to all others? Transition Policy Area P1 and P2, whole new policy area. Those specifically, we are going to see soon. Existing zoning does not match vision. What do we do?
3/12/2020	Planning Commission	10 zoning ordinance topics. As we break these down, would it be helpful if we divide them up? Will we talk about them like silos? As ZOAG takes those topics, can we be there to speak to it from Planning Commission perspective? Or if we are interested in the topic, can we be there?
3/12/2020	Planning Commission	Agriculture and rural districts do a good job of protecting. They are direct. Give us an opportunity for a variety of uses that make Loudoun unique. Exciting and has been a big draw. Horse industry pays a lot of taxes and would like to continue being hospitable to them.
3/12/2020	Planning Commission	In agriculture and rural districts, in the details there are a lot of flaws but the intent is there.
3/12/2020	Planning Commission	Tested and known. Been around a while.
3/12/2020	Planning Commission	Overcomplicated. A lot of overlap and gets confusing for applicants/ public. Rely upon staff to explain. Would be nice if it was simpler to understand. Not easy to navigate. Public does not understand public. What opportunities have we missed because it is so cumbersome?
3/12/2020	Planning Commission	Don't think applicants care what zoning districts are. Do we need to look at the viability of commercial districts? Not rezone commercial districts to residential. Gone so far down the road that applicants just don't care. Change our zoning districts too easily. Should have stuck to our guns with the Transition Policy Area. ZMOD very common word in our vocabulary.
3/12/2020	Planning Commission	Speaking about good friend, Kim Hart. Do not do a good job facilitating that type of development - multifamily deals. give developers all the tools that the need through this process. Zoning, incentives in order to be successful. Incentives drive the price down on per square foot basis. That's how it's done.
3/12/2020	Planning Commission	What things do we need that are not reflected in zoning? Mixed-use, residential/commercial together. Some of the things we need for the community. Way people live, society moving in a different way. Protecting "jewels" of county. That is a challenge.
3/12/2020	Planning Commission	Can we build more flexibility within the districts themselves for the creative and innovative ideas? Principal targets like housing or better recreation and kind of building a menu of items to allow for more flexibility.
3/12/2020	Planning Commission	Expand uses in districts and make them broader, more flexible. Mix of uses. Standards developed by applicant to make project work. That sort of flexibility would go a long way. No clear vision - have kept adding uses over time - a lot of districts are alike. A lot of redundancy. Create districts with clear vision statement, purpose, guidelines. Give us discretion to look at flexibility within those guidelines.
3/12/2020	Planning Commission	Rezoning is plan implementation. Not so much Zoning Ordinance. The District implements or it doesn't and we support changing it...really how much the Board and Commission want to implement the plan determines the rezoning's. Identified that during Comp Plan review. Zoning Ordinance simply needs to implement that. Reason for a lot of ZRTDs and SPEXs because how Zoning Ordinance is done. Less legislative applications will take place.

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3/12/2020	Planning Commission	Zoning Ordinance has been a fearful ordinance. Put hard boundaries and hard numbers that are arbitrary a year later.
3/12/2020	Planning Commission	Redevelopment districts that have been established - VHDA. How does that connect with conversation around Zoning Ordinance Rewrite? Tax credits. Incentivize, facilitate that kind of development. Highest invested use with all of these tools.
3/12/2020	Planning Commission	Overall caps. Developers have the ability to shift the way they build out based upon the market. Still have proffers. Might work for some of the newer placetypes. Around metro etc. It's a tool. For example, Fairfax Station.
3/12/2020	Planning Commission	Have not really had an emphasis on redevelopment. Think we need to spend a lot of time working on that and not just the built environment. Natural environment, reuse, restore - sense of community. Devote time and study to that. Trails, sustainability.
3/12/2020	Planning Commission	Compact structures, multi-level buildings. Increase height allowed in certain areas - where the metro is coming in. If building on flight path, how high can you build? And cost may be prohibitive to building that high.
3/12/2020	Planning Commission	Predictable, uniform. Documented - here is what you can do / cannot do. It provides limits.
3/12/2020	Planning Commission	Very tiny distinctions between uses in districts. Convenience store, gas pumps, car wash. Seems kind of unnecessary. But because it is so prescriptive, cuts down on ambiguity. Clear cut. Very detailed and clearly stated.
3/12/2020	Planning Commission	Twin Creeks application randomness of some of the things that were permitted or by special exception. Why was it ever permitted to have industrial type chemical uses along our water source? Did anyone ever look at that? Why is a dry cleaning plant there? It should have never been there. No one stopped to look at where these parcels are. Cannot have this inside Goose Creek. Kept seeing these kinds of things come up.
3/12/2020	Planning Commission	Battlefield Parkway - two corners in town, 1 corner in Transition Policy Area, 1 corner in Rural Policy Area. need to focus on uses that make sense in those areas. Haphazardness and randomness. Look at the uses. Make sure we are protecting everything we need to be protecting.
3/12/2020	Planning Commission	Loudoun Mutual, MC Dean. Noxious uses, abhorring. Seeing this come up quite a bit in our time here. Too many inappropriate uses within the classification.
3/12/2020	Planning Commission	Not enough from stand out of being in a different world. Possible we might need another gas station out there. Are the uses in the right areas?
3/12/2020	Planning Commission	Making it less inclusive and allowing new uses by interpretation of the Zoning Ordinance Administrator.
3/12/2020	Planning Commission	Water supply, natural elements - how do you see that playing in? Overlays. It's oh yea... Put them in as priorities. Ways to restore or recapture lost assets in Districts and uses.
3/12/2020	Planning Commission	Major/main arterials nice to have large setbacks. Route 7, even Route 9. Like the idea. Not crowded and congested yet. Way to keep that, it is useful. iFly - sure there was a reason why it had to be so close. The way it came out...just doesn't flow. Preserving landscape that still allows for us to move people through region. Not like Rockville Pike. Dislike that we have gone away from that on our main arterials. Give into it.
3/12/2020	Planning Commission	Can mitigate smaller setbacks by extensive berming or buffering. Can accept loss with iFly for larger buffer and screening. Meadowbrook in Leesburg - berming they are doing.
3/12/2020	Planning Commission	Setbacks for houses. Property owners come in and ask for it to be more narrow. Too many spaces at daycare centers. Make a decision based upon that application.
3/12/2020	Planning Commission	What is the initial intent of some of these things? Why were they set. Making a change isn't necessarily a good thing. Fire Marshall?

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/12/2020	Planning Commission	Regarding setbacks, don't have context. Need to explain why. Don't necessarily need to have a number. Numbers appear arbitrary and easy to change. Need more context in the ordinance.
3/12/2020	Planning Commission	Standards are not being followed closely. No investigation into that. Need clear guidelines.
3/12/2020	Planning Commission	Sets standards to protect our health and welfare. Attempting to do that. Sets a baseline at least, a good guide.
3/12/2020	Planning Commission	Lighting and noise standards are not achieving intent. Difficult to enforce or achieve or just doesn't go far enough.
3/12/2020	Planning Commission	Opportunities for misunderstanding or conflict. For example, a winery. Not allowed to serve any food. Serve wine but not food. Not able to show a profit. Why talk so glowingly about a rural economy but then do not provide the tools for the business owners to be successful. Those two things go hand in hand. Restrictions with number of events and hours of events. <u>So much to start with to overcome.</u>
3/12/2020	Planning Commission	Ok with restrictions on wineries because of common shared road. If you have 10 houses that share one road and the winery is the last house, complaints have been that the neighbors do not want drunks driving by while children are playing outside. <u>Even if you have two or three glasses of wine, you will feel it. The intent is to be drunk.</u>
3/12/2020	Planning Commission	Lack of logic in standards. Why, if you are a winery, you can have x number of events but if you are a brewery, you can have this number of events. It's more context. These facilities can be really large. Can accommodate hundreds and hundreds of people at a time.
3/12/2020	Planning Commission	Some can't get sufficient performance standards to get it off the ground. Need to have contemplation. What are viable standards?
3/12/2020	Planning Commission	Not up to us to pick winners and losers. For example, market requires low budget hotel on Route 28 but voted against because low budget or a Sonoco gas station instead of a WaWa or Sheetz. It is up to use to have standards and guidelines that say this is what we are willing to accept. Too stringent of performance standards. Imposing economic and business development tools on people that is not on us. Performance standards will affect the market, scale of the use etc.
3/12/2020	Planning Commission	Land use decision, economics...Compatibility within neighborhood. Performance standards as they exist right now speak to economic piece more than they need to. We do not need to dabble in that. Economic Development can tell us the viability of it.
3/12/2020	Planning Commission	But we do have a role to make sure it makes sense and is consistent. Allow wine and food then allow all of them to have it. <u>Do not pick winners and losers.</u>
3/12/2020	Planning Commission	Hours of operation may impact, compatibility factor. For example, people who have lived in a home in Leesburg for 3 decades, <u>do not want to hear music at 3am. If on rural road, may have some restrictions etc.</u>
3/12/2020	Planning Commission	Here in Loudoun County take the development process very seriously. We own it and are proud of it. Developers should have <u>their ducks in a row before they come forward.</u>
3/12/2020	Planning Commission	Last minute changes by applicants. Sometimes big changes and staff do not get to study it. Should not make a decision on that until staff get to study it and give their input. Make our own judgment and disregard staff. If staff say we need more time then that should be enough for us to say yes. Give them more time and not rush through it. Do not force staff to make a decision right there. Late hearing, everybody tired, and just get it through. We should stop that completely. Wait for <u>answer, better judgement.</u>

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3/12/2020	Planning Commission	Even if developer has ducks in a row, process takes a long time. 6 weeks for preapp mtg, another 2 weeks to accept. Easier to go to Prince William. Data centers that want to increase height, 6-9 months. Referrals, round 2 referrals, advertise meetings. Is that business friendly? Modify that process where necessary. It could take a year before the applicant gets an answer. <u>Just want to get before Board. Are we understaffed?</u>
3/12/2020	Planning Commission	Article 6 has timeline for applications. Should timelines be in ordinance. In terms of Board wanting to manage and modify process, it makes it more complicated and drawn out. Other jurisdictions do not put their process/timeline in ordinances. <u>Would make it more flexible. easier for our Board to redesign a process if it wasn't in ordinance.</u>
3/12/2020	Planning Commission	Public finds out about something when it's far down the process. Hard to give voice. Make it easier for people to find out about things. Even how we describe things like not using acronyms.
3/12/2020	Planning Commission	Maybe public input earlier in the process and then again for public hearing. publish earlier about the case so public can prepare for the public hearing.
3/12/2020	Planning Commission	Rural Policy Area is by-right. Is there a way for Planning Commission to review subdivisions? Clusters?
4/22/2020	Metropolitan Washington Airports Authority	In general, the Airport Impact (AI) Overlay District works well for MWAA. Allows appropriate and timely guidance to be provided to both the County and developers, which ensures that development occurs in a responsible manner relative to long-term airport viability. In particular, the overlay district ensures that MWAA is effectively notified about development proposals and given ample opportunity to comment via referrals. MWAA supports the continued use of the AI Overlay District <u>as currently structured in the new ordinance.</u>
4/22/2020	Metropolitan Washington Airports Authority	The AI overlay district's aircraft noise contours have always been based on the airport's full build-out. The noise contour maps tell the long term story for the airport's growth as well as for development around the airport.
4/22/2020	Metropolitan Washington Airports Authority	Recent process of updating the aircraft noise contours went well, and was another good example of effective coordination between MWAA and the County (completed in 2019). That said, the Board of Supervisors is encouraged to update the mapped boundaries of the AI Overlay District on the official Zoning Map to incorporate the new aircraft noise contours as soon <u>as possible (e.g. via County-initiated ZMAP).</u>
4/22/2020	Metropolitan Washington Airports Authority	To the extent the ZO Rewrite contemplates increasing the use of administrative applications as mechanism for development review (e.g. in lieu of legislative review/approval), the County is encouraged to proactively engage MWAA to ensure such <u>processes are structured to ensure sufficient evaluation of airport-related considerations.</u>
4/22/2020	Metropolitan Washington Airports Authority	When reviewing land development applications for impacts to the airport, MWAA applies multiple inter-related resources, to include the AI Overlay District regulations, the airport's 2005 EIS, and the updated aircraft noise contours. It is noted that MWAA comments are based upon the updated noise contours even though the County has yet to formally adopt these <u>contours as the mapped boundaries of the AI Overlay District.</u>
4/22/2020	Metropolitan Washington Airports Authority	Every map and presentation exhibit showing the airport property needs to clearly depict the 5 runways and the extended centerlines indicating aircraft take-off and landing paths (e.g. "green lines").
4/22/2020	Metropolitan Washington Airports Authority	To improve property owner and community awareness of airport operations, the information included with the County's mapping should indicate the average aircraft altitudes associated with each runway centerline at various points. Such information is important to give the public a full picture of potential impacts. MWAA can provide average altitude information <u>for the County's GIS.</u>

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4/22/2020	Metropolitan Washington Airports Authority	Enhancing airport-related information available during the property acquisition and/or development review process is intended to mitigate the potential for "buyer's regret." Incorporating aircraft arrival and departure paths/tracks for each runway (e.g. extended centerlines) as part of the mapped AI Overlay District could better inform property owners of potential impacts. However, MWAA can provide this information through review of applications as necessary.
4/22/2020	Metropolitan Washington Airports Authority	In general, the earlier MWAA can receive notification of land development applications/proposals and provide referrals, the better the chance that concerns can be identified and resolved through mutually agreeable methods. Identification of issues early is key. In general, the current referral process works well.
4/22/2020	Metropolitan Washington Airports Authority	Noted that MWAA performs referral reviews for many jurisdictions. Compared to other jurisdictions, Loudoun County does a comendable job with sending out referrals in a timely manner to ensure that reviews are comprehensive in scope, addressing aircraft noise contours, potential building height issues, and other development impacts.
4/22/2020	Metropolitan Washington Airports Authority	As the ZO Rewrite moves forward, MWAA would like to be advised as early as possible of any planned/proposed expansion of the permitted use lists of the zoning districts mapped within the AI Overlay District and/or in the vicinity of the airport. MWAA is particularly concerned about any changes that would add schools, residential uses, nursing homes, and/or child care centers as permitted/by-right uses in such districts.
4/22/2020	Metropolitan Washington Airports Authority	Clarification was requested about how the ZO Rewrite will incorporate the place types of the 2019 General Plan into the County's zoning regulations. The goal is to amend the zoning ordinance districts to be designed to implement the General Plan so both are in alignment. This is accomplished through text changes, maybe district consolidation, and new zoning districts. It was further noted that while remapping is not planned, such map changes may be necessary to accommodate district consolidation.
4/28/2020	Equine Alliance	Breweries and wedding venues, certain other uses not compatible with surrounding uses
4/28/2020	Equine Alliance	Enforcement only complaint driven, some uses developed without permits, uses expand themselves without zoning review
4/28/2020	Equine Alliance	Open spaces turn into suburban development land patterns, increases value of land making equine uses (as land area intensive uses) cost prohibitive
4/28/2020	Equine Alliance	Agritainment is vague/unclear
4/28/2020	Equine Alliance	Loss of farmland to cluster subdivision, rural economy lots should be suitable for equine uses, but often economy lot is the less suitable/usable land within the subdivision
4/28/2020	Equine Alliance	Rural/Ag use definitions vague or general, too much flexibility
4/28/2020	Equine Alliance	Once suburban uses/users established in rural economy areas, makes it more difficult to justify maintaining rural character/form/land uses
4/28/2020	Equine Alliance	Some uses have acreage standards that are too small depending on the scale

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4/28/2020	Equine Alliance	Require public easements on perimeter of subdivisions with easements in them
4/28/2020	Equine Alliance	Light, Noise, Pollution impacting adjacent properties, not enough mitigation
4/28/2020	Equine Alliance	Cluster subdivisions standards offer incentives to developers with little public benefit
4/28/2020	Equine Alliance	More by-right rural uses should become special exception uses
4/28/2020	Equine Alliance	GP didn't increase RPA density, but RPA density has already been built in by allowing subdivisions by right
4/28/2020	Equine Alliance	Not sure if fees could be reduced for rural uses versus non rural uses, would probably have to apply across the board
4/28/2020	Equine Alliance	Developers using less suitable land for rural economy lot (putting floodplain or steep slopes within the economy lot)
4/28/2020	Equine Alliance	Farm wineries ABC requirements only, need more performance standards
4/28/2020	Equine Alliance	Breweries need on-site ag related to the use, some on-site ag can be unrelated to the use, should be on-site ag required period
4/28/2020	Equine Alliance	Rural entertainment uses too hard to regulate noise, complain driven enforcement based on a measurement at a single point in time during the day
4/28/2020	Equine Alliance	Performance standards and conditions need to be measurable and enforceable, need specific, measurable, can be enforced objectively
4/28/2020	Equine Alliance	Equine businesses require more protection from adjacent noise impacts, adjacent uses should be compatible with equine businesses or adjacent use should have strong enough performance standards to protect the equine use
4/28/2020	Equine Alliance	Infrastructure improvements should be consistent with rural character
4/28/2020	Equine Alliance	Horse trailer parking needed

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4/28/2020	Equine Alliance	HOA restrictions prevent rural uses in clusters
4/28/2020	Equine Alliance	Multimodal trail surfaces that allow for horses and other modes of transportation, such as permeable surfaces, ex: C&O Canal
4/28/2020	Equine Alliance	Need consistent/integrated trail network between points such as wineries/parks
4/28/2020	Equine Alliance	Need public trail/walking path easements for cluster subdivisions
5/1/2020	Piedmont Environmental Council	Problems with enforcement. Violations are happening without consequence. Lack of meaningful fines. So low no incentive to follow rules. Lack of reporting when there are violations.
5/1/2020	Piedmont Environmental Council	Concerned about energy use, fossil fuels, renewals. Submission requirements no different for regular use / special set of criteria for energy.
5/1/2020	Piedmont Environmental Council	Helpful to have ordinance that covers all topic areas, reach out to [notify public for] all by-right development. Native plants and vegetation.
5/1/2020	Piedmont Environmental Council	Enforcement should be more proactive. Process for filing complaint is onerous. Surprised by brashness of enforcement personnel. Ability to talk to someone in County, increase fines for repeat offenders. Developers, change in their pocket and continue with project.
5/1/2020	Piedmont Environmental Council	More incentives, clarity in ordinance. Better performance standards for uses in rural areas, traffic and water implications. Incentives to encourage higher energy standards, tree coverage, affordable housing.
5/1/2020	Piedmont Environmental Council	Developer will postpone hearings, up to developer what will happen. Unfair, hard to get people interested and to go to meetings and then they are just canceled.
5/1/2020	Piedmont Environmental Council	Narrow down what looking at, criteria, for land.
5/1/2020	Piedmont Environmental Council	Problem with complaint based system. Inspector should be able to file the complaint themselves - not wait for citizens. Places neighbors against neighbors.
5/1/2020	Piedmont Environmental Council	Allow remote participation for those who cannot drive down to the County and spend the evening.
5/1/2020	Piedmont Environmental Council	Submission requirements should depend on use and energy used, some type of building standard specific for commercial properties. Level and extent of submission requirements should be commercial use based.

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5/1/2020	Piedmont Environmental Council	In Historic Villages, hydrogeologic studies should be required regardless of lot counts.
5/1/2020	Piedmont Environmental Council	Availability of information. Difficult to go onto LOLA and link page for someone else. Difficult to share information.
5/1/2020	Piedmont Environmental Council	Require proof of wetland or stream mitigation before permit issued.
5/1/2020	Piedmont Environmental Council	AR districts - current cohousing definition needs to be changed to meet GP, existing definition might not be appropriate. There is a need for farm workers in that sector as well.
5/1/2020	Piedmont Environmental Council	A lot have trails, but they are all private. Can we put something that requires HOAs to look at the big picture in design of trail and include parking areas?
5/1/2020	Piedmont Environmental Council	Steep slopes aren't as useful for farming. Mountainside overlay district consider using elevation...Historic overlay districts, densities do not match up with GP, align those to fit better.
5/1/2020	Piedmont Environmental Council	Better layout of our subdivisions, reduced road widths, not as large setbacks, trail connectivity to next subdivision over, diversity of housing type - duplexes etc. increase density.
5/1/2020	Piedmont Environmental Council	Concept of neighborhood, connectivity. Trails not publicly accessible. Can there be an incentive? Can County take over some of maintenance to tie neighborhoods together.
5/1/2020	Piedmont Environmental Council	Need a variety of housing types.
5/1/2020	Piedmont Environmental Council	Trails and neighborhoods - Brambleton pretty good job of connecting. Willowsford does not connect with trails. Big hope for bike commuting, safe routes to schools. Metro allows bikes on trains. This is the future. Should be written in - pedestrian and bicycle paths.
5/1/2020	Piedmont Environmental Council	Trail overlay. Maintain broader view and stick with plan. Suitable areas, incentives for landowners and developers to incorporate trails.
5/1/2020	Piedmont Environmental Council	Map existing conditions. Tree canopy, trails, natural assets in general, streams. Performance standards and trees - tree conservation plan, enhanced, native plants. 50% nonnative trees. Native vegetation as intended by GP.
5/1/2020	Piedmont Environmental Council	Subdivision design include energy and environmental aspects to design. Smaller roads, paving - reduce runoff and pollution into streams. Solar, housing proper orientation. Make Loudoun sustainable. Effective land use, account for sustainability, environment.
5/1/2020	Piedmont Environmental Council	Solar panels on data centers. Should be requiring it.

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5/1/2020	Piedmont Environmental Council	Sidewalks, school walkability. Brand new schools, new neighborhoods and there are no sidewalks. Kids walk on the street. Should be in ordinance, don't know why it isn't.
5/1/2020	Piedmont Environmental Council	4 different districts in Aldie. Should have been fixed in 2001 Comp Plan and was not. Need to look at Villages in ordinance.
5/1/2020	Piedmont Environmental Council	Energy on rooftops of houses. If house not built correctly have to put in yard. Address before they build.
5/1/2020	Piedmont Environmental Council	Roads used for parking. Dated calculations on how many parking spaces you need. Need to be updated. Many generations living in the same house.
5/1/2020	Piedmont Environmental Council	Utility scale projects (solar farms) identify some sort of overlay district. Show where they are appropriate. Ready before these businesses come in. Being built along streams, where forests are being taken down.
5/1/2020	Piedmont Environmental Council	Set of definitions - solar farm etc. Prevents second use? Fluctuations with weather...if had another use, could have some stable income. Design in such a way can have second use.
5/1/2020	Piedmont Environmental Council	Prime agricultural soils. Prevent preemptive cutting. Emphasize performance standards and what neighbors to south have done. Building codes being used. Virginia 2015 building code standards and there is a 2018 and a 2021 being working on. <u>Need to have current building codes in place.</u>
5/1/2020	Piedmont Environmental Council	Biking viewed as a commuter. Much of language goes around recreation but more of a form of transportation. Students, commuters would like to have access to better trails. Efficient connections on trails. Not wandering around neighborhood. <u>Update definitions to reflect and recognize commuter aspect.</u>
5/1/2020	Piedmont Environmental Council	Villages surrounded by AR2 - concerned about development. No longer have greenspace defining the village. Keep villages separate.
5/1/2020	Piedmont Environmental Council	Cluster, density bonuses, three criteria - 1. Best farmland should be set aside after septic needs taken care of. 2. Best farmland prioritized for farmable portion left. Should be contiguous as much as possible and not just mowed. 3. Units of open space should have building right. Farm can buy it and have a house on it. Focus on Agricultural value of open space.
5/1/2020	Piedmont Environmental Council	Look at current site and natural assets. Protect riparian buffers and wetlands. Adequate open space. How many houses for cluster? Performance standards are not robust enough. People picking loopholes to pack as many houses as possible.
5/1/2020	Piedmont Environmental Council	Clustering outside of villages. Does it make sense to have them at edge of growth areas? Same for towns.
5/1/2020	Piedmont Environmental Council	Citizens are confused - where do they take concerns about growth at edge of town? Town or County? Where do they go first? Explain that process when joint procedure.

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5/1/2020	Piedmont Environmental Council	Land within subdivision should be contiguous. Current road will separate a subdivision.
5/1/2020	Piedmont Environmental Council	Performance standards conservation design. Viewshed. Environmental aspects. Prioritize ag etc.
5/1/2020	Piedmont Environmental Council	Come up with a form of development, housing lots as small as possible. Become a leading example to variety of sensitive issues. Forefront of standards, apply, values to inform everything.
5/1/2020	Piedmont Environmental Council	Goose Creek Scenic River, overlays too small and too specific. Go back to 2003. Much bigger and better defined then. Environmental key to scenic river, water quality.
5/1/2020	Piedmont Environmental Council	Certificate of Appropriateness to allow HDRC or another public body to make sure development in line with overall district whether historic or something specific to environment. How being addressed and should they be further looked at.
5/1/2020	Piedmont Environmental Council	Permit to bulldoze? Is it byright? Catocin Mountain cleared woods for parking lot brewery.
5/1/2020	Piedmont Environmental Council	River stream corridor - look at wildlife corridors. Reduce vehicular collisions. Riparian buffers make wider, better water quality. Overlay for linear parks and trails, combine with riparian buffer overlay district as well. Recreation and protecting wildlife is a natural fit. No referral agency to keep an out for implementing such a strategy.
5/1/2020	Piedmont Environmental Council	Emerald ribbons concept would align with 2003 Goose Creek Scenic River overlay.
5/1/2020	Piedmont Environmental Council	Route 50 monarch butterfly corridor maintained by VDOT, provide incentives for data centers or others to benefit environment. Gray areas between roads and neighborhoods, creative plant ideas.
5/1/2020	Piedmont Environmental Council	Wildlife corridors not just for mammals - pollinators. Beneficial to have. Require higher percentage of plants.
5/1/2020	Piedmont Environmental Council	Prime soils in rural areas. Overlay or incentive to encourage development to be sensitive and avoid those soils. Includes event areas - be sensitive to that.
5/1/2020	Piedmont Environmental Council	Redevelopment - opportunities. Impervious. As redevelop, increase native and green spaces within them. Having guidelines would be useful.
5/1/2020	Piedmont Environmental Council	Rural subdivisions include dirt roads. Do they all have to be paved?
5/1/2020	Piedmont Environmental Council	Make all recommended plants native. Why would we need to use non-natives? Have native plant nurseries here in Loudoun.

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5/1/2020	Piedmont Environmental Council	Overlay districts and stream and river corridors keep in mind ecosystem. Buffer too. Avoid fragmentation of ecosystem. On one property - where is it on the other property. Big overview. Identify and protect similar to wetlands.
5/1/2020	Piedmont Environmental Council	Berming integrates plantings for screening outside of Leesburg. Heavily planted. Good scale plantings to hide subdivisions.
5/1/2020	Piedmont Environmental Council	Take overlays seriously. Especially limestone too.
5/1/2020	Piedmont Environmental Council	Regarding parking, encourage bike racks where neighborhoods connect with commercial. More convenient to door. Attractive designs out there like sculptures. Direct routes. Trails do not have to be paved. Can be crushed limestone. Ride on protected trails, where it is safe, and not roads.
5/1/2020	Piedmont Environmental Council	Parking for horses to use trails. Consider in design, permitting access through HOAs.
5/1/2020	Piedmont Environmental Council	More shared parking especially in mixed-use settings. Church/offices. Improvement of our intersections. Innovative designs. Columbia and Brazil - colorful. Make Loudoun unique and pedestrian/bicycle friendly, safe.
5/1/2020	Piedmont Environmental Council	Rural Policy Area performance standard compatible road from subdivision road to rural road. Require subdivisions to not have paved?
5/1/2020	Piedmont Environmental Council	Safer streets by design. Not as big. Not as conducive to speeding.
5/1/2020	Piedmont Environmental Council	Make people centered. If want to get people out on their bikes and walking want to give them reason to come out. Enjoyable and positive experience. Allow for creative design at intersections.
5/1/2020	Piedmont Environmental Council	Recommend solar panels under powerlines.
5/1/2020	Piedmont Environmental Council	How can zoning play a part in transportation and parks. Performance standards for intersections? Make them more compatible.
5/1/2020	Piedmont Environmental Council	Ashburn Village Blvd. Have bike trails that end in neighborhoods right across from metro.
5/1/2020	Piedmont Environmental Council	More compact neighborhoods, plan well, and have more open space. Protect open space that does exist. Should it be an easement? Make requirement to be put under conservation easement with a land trust.
5/1/2020	Piedmont Environmental Council	Encourage keeping historic character of villages. Not just in villages though. Many historic places are privately owned. Nice if county could have an inventory of historic properties. Concerned about historic assets.

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5/1/2020	Piedmont Environmental Council	Zoning Ordinance never lives up to General Plan.
5/1/2020	Piedmont Environmental Council	Affordable dwelling units, modest lots and homes. Compact villages.
5/1/2020	Piedmont Environmental Council	Make sure to remove invasive species in performance standards.
5/1/2020	Piedmont Environmental Council	Enforcement - can ordinance be clear and have a checklist or something when get to FSM. Things get overlooked. Make sure ordinance can be enforced. Seamless through all county documents/plans.
5/1/2020	Piedmont Environmental Council	Hope ZO takes bigger picture/view, protect miles of trails not segments.
5/1/2020	Piedmont Environmental Council	Make it easier to navigate to find something quick.
5/1/2020	Piedmont Environmental Council	Unique opportunity to get type of development we hope to see around metro. Provide green spaces. TPA important to maintain open space and put open space parcels in some kind of easement. Continuity of trails to create an enjoyable to and fro. Look at cluster subdivision loopholes. Treat villages as assets and align with GP.
5/1/2020	Piedmont Environmental Council	See more sustainability in ordinance. Encroachment happening on our parks. Banshee Reeks etc. Development getting closer and closer. Does not feel like parks anymore. Feel like walking through peoples backyards. Encroachment on wetlands and historic resources. Recognize and appreciate our history and not do the minimum (put a fence around it). Put a plaque, understand history.
5/1/2020	Piedmont Environmental Council	More visuals in Zoning Ordinance. Picture is worth a thousand words.
5/1/2020	Piedmont Environmental Council	Affordable housing - plan for differently in areas. Accessory units. Where and how appropriate.
5/1/2020	Piedmont Environmental Council	Tighten up zoning to effectively use incentives. Additional density to incentivize.
5/1/2020	Piedmont Environmental Council	Like county to look at through different lens. What we do with our land or plan - what we do to our environment. Renewable sources of energy and jobs.
5/1/2020	Piedmont Environmental Council	Affordable housing, lower income, have good connection for bicycles, pedestrians. With COVID so many people appreciating the outdoors. Will not go away anytime soon. More room to walk, bike, go to the parks. Keep them available for the future.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Not enough parking in residential communities, don't want driveways to count towards parking requirement (need more off-lot parking - allowing driveways to meet requirement creates problems).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Want the County to assist in setting parking rules/guidance for HOAs; would assist with ensuring consistent application of ordinance standards, improve outcomes in practice.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Private roads are too narrow, width of road impacts how much can be used for parking (tied to FSM standards).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Fire Marshal retroactively requiring residential communities to meet certain requirements after subdivision approved/developed/off-bond; HOA (e.g. residents) forced to incur costs to correct mistakes made during review process that further constrains parking (e.g. installing signage, painting curbs/spaces).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Need better consistency between Zoning Ordinance and other county regulations related to parking (codified, FSM, etc); such consistency critical to proactively prevent issues for residents and also improve enforcement of parking requirements.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Garages are allowed to be counted toward parking requirement, but this allowance ignores the reality that garages are used for household storage rather than automobile parking. Garages should not count toward the parking requirement; counting garages toward required parking is beneficial for developers and/or builders at the front-end of a project, but detrimental for ultimate residents of a neighborhood in practice/reality.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Plowing snow on HOA-maintained private streets/parking areas results in snow piles being located in parking spaces; design standards should account for such maintenance and ensure that parking is not lost indefinitely during winter months.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Commercial vehicles are parking in residential communities occupying spaces intended for residents and/or guests; exacerbates parking issues and should be regulated.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	The County should have a group focused on growth management.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Additional parking could seemingly be provided except for the need to abide by landscaped open space requirements; relaxing landscaped open space requirements could provide more flexibility for sufficiently parking residential communities.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Zoning regulations should require VDOT to solicit HOA input about on-street parking (e.g. decisions to restrict or permit).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Applicable design standards (e.g. FSM) provide developers options of road widths/configurations that don't work in practice; instead, the Zoning Ordinance should require a minimum width sufficient to accommodate parking, snow plows/removal/storage, and public safety access.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Parking requirements should consider adjacent uses and potential "over flow" demands.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Design standards for parking areas in residential communities should also incorporate/accommodate space for trash pickup, in addition to space for snow removal/storage, public safety vehicles, and parking.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Parking and other development regulations have been written to be too developer-friendly and should now be more resident-focused; design standards shouldn't be viewed simply through lens of engineering exercise, but instead should consider the resident/citizen experience.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Trails are being built without signage related to wayfinding or regulations for how the trail should be used by users (e.g. bicycles should give certain signals to pedestrians); currently no consistency between trails within different communities, despite being interconnected; should be uniformity of signage and use expectations/rules.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Public trails are being integrated with privately/HOA-managed and -maintained trails; such private trails are managed/maintained at cost of HOAs (e.g. residents) but are publicly accessible, essentially requiring HOAs (e.g. residents) to provide and maintain public amenities; if the County will be relying on this public-private approach to developing its trail network, then County should create program to prevent HOAs from being overburdened by the cost of public use (e.g. maintenance, liability).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	There should be a minimum lighting requirement for roadways of a certain speed for public safety.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	It is unfair that HOAs must cover the cost to maintain points of interconnection between private and public trail networks; HOAs are effectively subsidizing a public amenity/service.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	The County is not enforcing dog waste pickup on trails; HOAs are paying for this and trail management, despite public access.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Private trails should not be relied upon for public access to school properties (e.g. students walking to school, etc.).

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Home daycare applicants claim - and the County approves - the use of HOA-managed/maintained parking spaces that in reality they are not allowed to use; this situation exacerbates parking shortages/conflicts.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	HOAs should review special exceptions to ensure that applicants who are property owners in an HOA-managed/maintained community are not misleading the County about what they're allowed to do relative to applicable HOA regulations.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	The Zoning Ordinance permits private businesses (e.g. home daycares, home occupations) in residential neighborhoods that use/rely upon infrastructure provided by HOA; unfair that HOAs have to cover the cost of private business use of infrastructure (e.g. additional maintenance).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Accessory dwelling units should not be allowed in Cascades and would be bad for communities overall.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	The County should establish an HOA liaison who can ensure HOA awareness/engagement in the development review process; HOA liaison could also coordinate/facilitate communication between HOAs and County government on other matters of interest/concern.
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	Staff review of applications should formally solicit input from HOA boards/councils (e.g. via referral request/distribution).
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	There should be an HOA advisory commission that reviews development applications that can leverage the expertise of HOA members.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/2/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 1 of 2)	HOAs need more help from staff understanding proposed/draft proffers and other development impacts during the review process; HOAs are often working with incomplete information, and the staff PM is not always available or interested in getting the HOA up to speed; a staff HOA liaison could help.
5/5/2020	Loudoun Soil and Water Conservation District	LSWCD assists Applicant's once they start their uses. Preserving prime soils is important and key as those are the most feasible for farm production.
5/5/2020	Loudoun Soil and Water Conservation District	Mapping of floodplain/FOD should distinguish between floodway and flood fringe, which is the approach used by other/adjacent jurisdictions (e.g. rather than a single/unified "major floodplain"). County's FOD and mapped boundary creates concerns/issues with planting in the floodplain without a FPAL. Plantings in the floodplain is an important conservation practice and shouldn't involve additional procedural requirements/costs. Similarly, need to clarify FOD to allow fences for livestock to be consistent with other entities
5/5/2020	Loudoun Soil and Water Conservation District	FOD is confusing regarding permitted uses. Does not say you cannot plant trees or put up a fence. Clarification regarding treatment of these items is needed. To promote conservation and agricultural practices, trees and livestock fences should be clearly identified as a permitted use/structure.
5/5/2020	Loudoun Soil and Water Conservation District	FOD allows agricultural structures up to 840 square feet as well as reconstruction of existing structures in the floodplain. That said, the current language is confusing and clarification of these types of uses/activities is necessary.
5/5/2020	Loudoun Soil and Water Conservation District	Conservation practices help the floodplain.
5/5/2020	Loudoun Soil and Water Conservation District	The Zoning Ordinance permits certain uses as long as there is a plan on file with LSWCD. Such uses/situations need to be reviewed and coordinated with County staff to ensure shared understanding/expectations. Also need the Zoning Ordinance to clearly allow agricultural fences and conservation practices as by right activities. These allowances are different/distinct from typical development standards and regulations.
5/5/2020	Loudoun Soil and Water Conservation District	Issues involving importing/stockpiling of fill material are being addressed by County processes, but the Zoning Ordinance needs to be strong enough to expressly prohibit the taking of fill in rural areas without relying on interpretation/process. Regarding role of farm plans, LSWCD and County staff should work together with property owners to make sure there is a difference between fill materials to establish a legitimate agricultural use versus simply bringing in yards and yards of fill.
5/5/2020	Loudoun Soil and Water Conservation District	Regarding areas within MDOD and steep slopes that include prime agricultural conditions, LSWCD does not want to prohibit agriculture in these areas, but also do not want to enable clearing of a forested area for pasture or just for a view. Example of clearing for cattle protection versus not clearing b/c of the type of species. Not sure how we can balance both, but need to consider that there are legitimate reasons to clear MDOD and/or steep slopes for agriculture.

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5/5/2020	Loudoun Soil and Water Conservation District	Conservation easements in the Transition Policy Area/Transition zoning districts. Concerns with Villages and Towns annexing land around them to grow. LSWCD wants farms around these areas to be protected. Not sure if this can be addressed in the Zoning Ordinance Rewrite. Create mechanisms to protect prime agricultural soils, perhaps via some potential overlay area, or continued use of agricultural districts, albeit with more protections/benefits to encourage voluntary participation.
5/5/2020	Loudoun Soil and Water Conservation District	Loss of prime agricultural soils means less acreage to meet certain state and federal mandates for pollution reduction in streams and the Chesapeake Bay. Easier to achieve conservation targets on farms versus development in the suburban environment due to constraints (e.g. infrastructure, area limitations, cost). Larger scale conservation is better and more cost effective for many reasons.
5/5/2020	Loudoun Soil and Water Conservation District	Agricultural and forestal districts. In Loudoun County, it is sometimes difficult to explain the costs/benefits of voluntarily joining and/or remaining in such a district. Like to see agricultural districts expanded and encourage property owners to do so. Need to emphasize Right to Farm aspect/role of these districts, which provide protection when eminent domain issues arise or HOA issues arise. Consider strengthening/enhancing benefits to property owners who join/remain in agricultural and forestal districts.
5/5/2020	Loudoun Soil and Water Conservation District	Requiring an agriculture disclosure form for home buyers in and adjacent to agricultural and forestal districts may be a good idea to reinforce/build awareness that Loudoun County is a Right to Farm jurisdiction and active agriculture is supported/promoted by the County.
5/7/2020	Dominion Energy	Substation development driven by customer demand for power in an area; data centers biggest consumers of electrical load compared to other consumers and prompt most new substations, but Dominion maintains any excess capacity to provide electrical service to all customers (e.g. substations not solely established for one use or group of users); data centers are main driver behind future electrical grid planning & growth; data centers coming in asking for new projects/expansion of existing projects, providing power need schedules and construction schedules to Dominion, Dominion is given ultimate growth/wants to know what load ramp schedule is that plots between existing and ultimate growth. New substations are typically providing 2-3 years worth of additional capacity, Dominion would prefer longer. There are limitations to how much load can be provided with a given substation, about 300 MW. Many data centers now requiring 50-100 MW per building, a single substation may serve a single data center campus.
5/7/2020	Dominion Energy	Data centers are main source of demand driving planning for future electrical grid growth; data center operators request service for new projects and/or expansion of existing facilities and providing Dominion with power need and construction schedules; Dominion determines load ramp schedule that plots between existing grid capacity and ultimate growth, which in turn determines substation needs. New substations are typically proposed within 2-3 years of need being established (e.g. "window" between need being identified and need being operational).
5/7/2020	Dominion Energy	The maximum load limit for a substation is 300 MW; many data centers now requiring 50-100 MW per building; not unusual for a single substation to be required to serve the power needs of a campus of multiple data centers (e.g. multiple customers/users).
5/7/2020	Dominion Energy	Substations typically aren't dedicated to a single/individual customer; substations are rarely dedicated because Dominion doesn't want stranded assets (permanently dedicated to a specific customer or customers) in the field; additional/surplus capacity will be made available to the network.

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5/7/2020	Dominion Energy	National Electric Reliability Corporation (NERC) is the federal agency that sets reliability standards for electric utilities and enforces them, and is further comprised of regional entities (e.g. SERC is responsible for Loudoun County and much of the rest of Virginia); these agencies set thresholds/reliability criteria (e.g. MW limits for substations) designed to maintain reliability for an area. maintains grid health and resiliency.
5/7/2020	Dominion Energy	Zoning Ordinance currently includes three different substation types by definition (dedicate, distribution, transmission), with Commission Permit (CMPT) approval required for some but not all; HOWEVER, in terms of ultimate operation and appearance, the three substation types are nearly identical (no visible/discernable difference in form or impact to public).
5/7/2020	Dominion Energy	Current Zoning Ordinance definitions for the different substation types/uses are not clear and do not accurately align with actual operations.
5/7/2020	Dominion Energy	Recommended that the new ordinance include a single definition for substation use, which should be based on the electrical components of the substation and possibly with performance standards that address customary impacts to the public (e.g. visual impacts, notably to traffic on nearby roads and nearby businesses/customers).
5/7/2020	Dominion Energy	No discernable difference in the public eye between dedicated, distribution, transmission substations.
5/7/2020	Dominion Energy	Siting of a transmission-level facility versus a distribution-level facility is based on role in moving electrical load across grid; transmission-only substations (aka switching stations) typically occur along ROWs in close proximity to originating transmission lines (e.g. transmission lines in, transmission lines out); distribution substations are usually located closer to the customers driving need for the substation (e.g. data center campus(es)) and include transformers and circuits to convert electrical levels from transmission line entering substation (230 MW) to distribution lines to customers (34.5 MW); that said, a transmission substation may also consider distribution options (again, in reality a single substation may serve multiple purposes within the grid, so it is impossible to truly distinguish between types).
5/7/2020	Dominion Energy	Most substations currently being developed by Dominion are focused on distribution of electricity to customers (e.g. data centers as well as commercial, residential users).
5/7/2020	Dominion Energy	Consider consolidating various substation types into a single use; if some type of distinction is needed, consider applying different performance standards based on the proposed scale of the facility.
5/7/2020	Dominion Energy	The ultimate need for CMPT approval for substations serving industrially planned (and zoned) areas was questioned, as such areas are envisioned by the Comprehensive Plan to include uses at intensities that inherently require the utility capacity that drive substation development; in effect, by designating areas for data center and/or industrial uses, the Comprehensive Plan has indirectly made all supporting infrastructure and utilities a "feature shown" that should arguably preclude the need for CMPT review/approval (same could apply to water/sewer facilities, etc.).
5/7/2020	Dominion Energy	Consider not requiring CMPT review/approval for utility facilities in districts where data centers are permitted, except maybe PD-TC, because expansion of system capacity via new substations is inherently necessary to enable by right uses (e.g. development as envisioned by Comprehensive Plan); the ordinance could instead include appropriate performance standards to further ensure/reaffirm compatibility with surrounding area and overall Comprehensive Plan vision (CAO review of Section 15.2-2232 needed to determine extent of County's flexibility to permit utility uses in such industrially designated/zoned areas without CMPT or other type of overt/distinct compatibility review)

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5/7/2020	Dominion Energy	Utility substations required to have most intensive buffer type (C) on all four sides of facility per 5-600 performance standards; data center should be required to provide the buffer because they can predict where the utility will be and what it will be, know that a buffer will be required (assuming buffer necessary in such cases); currently, burden of buffering and implementing the buffer relative to easements falls almost entirely on utility; consider revising 5-600 standards to eliminate buffer requirement for substation when adjacent to data center or other by right industrial use (e.g. without requiring formal modification)
5/7/2020	Dominion Energy	Would like to see more consistency across the landscaping and buffering requirements for substations; would provide predictability to the industry and in turn help with planning process and related timelines, as well as minimize the quantity of modification requests that must be processed (most of which are approved).
5/8/2020	Data Center Coalition	Helpful that Loudoun County has identified data center as a defined use. Not all jurisdictions do this.
5/8/2020	Data Center Coalition	Rules that are unevenly applied or excessively complicated cause confusion and delay, which create costs. It's not about diminishing quality, but about having clarity so that costs are held down. Simple, clear, equitably applied standards lead to efficiency and speed and that drives down costs of development
5/9/2020	Data Center Coalition	Prescriptively aesthetic - the requirement to follow x of x design elements removes flexibility when trying to design a building.
5/8/2020	Data Center Coalition	Design standard is written in a way that is pushing data centers to look similar. People are not happy that data centers look similar.
5/8/2020	Data Center Coalition	As land prices increase and competition for land is increasing, the ability to keep construction costs low is a big objective. Lot and building standards drive costs up compared to other regions. This could be a disincentive. Have had some success with flexibility with screening and curtain walls internal to site, but continued concern about requirements along roadways.
5/8/2020	Data Center Coalition	Approximately 2/3 of parking sits empty almost all of the time. This area could be used for greenscape or trees.
5/8/2020	Data Center Coalition	Parking requirement is too high, especially for subsequent buildings on a site and campus uses.
5/8/2020	Data Center Coalition	If several users share the front of house, then the same ratio of parking is not necessary for the additional buildings. The parking could be shared. For instance, 3 buildings may share the same security and maintenance staff; therefore, parking would not need to be increased by 1 space for each additional employee.
5/8/2020	Data Center Coalition	Security requirements result in a gated campus. Parking will not overflow outside of the campus (which is a reason for a parking requirement). It may be appropriate to give each data center the prerogative to decide how many parking spaces are needed.
5/8/2020	Data Center Coalition	Many staff people work remotely and are not on site, which reduces need for spaces.

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5/8/2020	Data Center Coalition	Commercial lease agreements stipulate space agreements, including parking spaces. The ZO is not as critical to determining requirement because individual developments make their own decisions on necessary parking anyway.
5/8/2020	Data Center Coalition	Intent of parking has gone from ensuring enough parking to limiting excessive parking. ZO should be agnostic and let user create own standard/determine necessary parking.
5/8/2020	Data Center Coalition	Like that owner manages screening within campus.
5/8/2020	Data Center Coalition	Although it adds costs, the screening and landscaping is good. It keeps public from seeing equipment and improves public perception of data center buildings. Doing things to help the look, feel, and diversity of buildings that make them more aesthetically pleasing will be beneficial to everyone.
5/8/2020	Data Center Coalition	Policy works well today. May want to see more uniformity about how landscaping is applied on site boundaries.
5/8/2020	Data Center Coalition	Attractive site (landscaping) also gives people feeling that they would want to work at a place and be a part of it.
5/8/2020	Data Center Coalition	Large berms are unattractive and counterproductive to making aesthetically pleasing site. Maintain ability to create something that looks nice instead of requiring a berm. It is ok to see data centers; they are designed well. Avoid tendency to want berms.
5/8/2020	Data Center Coalition	Air circulation is important. Impeding it around intakes, chillers, and generators can affect systems/create increased use of power. So, screening can be a bad thing if too much required.
5/8/2020	Data Center Coalition	Landscaping requirements can preclude/conflict with the layout of underground utilities, especially on tight sites.
5/8/2020	Data Center Coalition	Issue with landscaping being required between 2 buildings. Is it necessary to be screened from yourself? Important to screen public views, but should be more flexible internal to the site.
5/8/2020	Data Center Coalition	Procedural issue with other departments regarding inspection and closing bonds on planted buffers, especially the timeliness of the inspections.
5/8/2020	Data Center Coalition	When screening is required to be solid, but it should allow airflow, you would need a modification. This modification is difficult to achieve.
5/8/2020	Data Center Coalition	Modification criteria are difficult to achieve, but other criteria or more flexible criteria may be helpful/better. There may be other ways to mitigate e.g., provide additional landscaping rather than a screen wall, but this mitigation does not meet modification criteria.
5/8/2020	Data Center Coalition	Would like more flexibility on screening requirements for elements that aren't necessarily visible to the public/internal to the site. Ensure that screening requirement is applied equitably.

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5/8/2020	Data Center Coalition	Like kick off meetings (pre-app), fast track, assistance from economic development and DPZ staff.
5/8/2020	Data Center Coalition	SPAM - recently ability to amend a site plan became more restrictive than it used to be/more changes are requiring a full site plan, rather than an amendment. This has increased review time.
5/8/2020	Data Center Coalition	Usually, site plans need a SPAM. Minor tweaks are ending up needing a new site plan, rather than an amendment. Small changes are requiring full site plan.
5/8/2020	Data Center Coalition	Small ZCPA changes are requiring full legislative review process.
5/8/2020	Data Center Coalition	Too long between pre-app, submission, review, 2 public hearings. Legislative application is a long process. The length of the application process should depend on the intensity of the application/proposal. Applications for less intense uses should not take as long as applications for more intense uses.
5/8/2020	Data Center Coalition	Sign ratio for large buildings does not really work. It creates very small signs on very large buildings. And, it takes a long time for the sign modification process.
5/8/2020	Data Center Coalition	Like specific standards for data centers.
5/8/2020	Data Center Coalition	Standards result in data centers that all look similar. Not flexible, stifle creativity.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Buffers, especially buffers related to data centers, should be considered that address mitigation of sound to augment noise standards. Buffers to address noise impacts could include plantings or incorporation of other noise-absorbing materials/methods. Bottom line, buffering should be considered/applied as an impact mitigation tool that goes beyond landscaping and visual impacts.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Noise studies and other data provided as part of development applications should be provided publicly to impacted adjacent property owners as part of development review processes, otherwise communities may not have the awareness or opportunity to provide valuable community specific context; communities also need assistance understanding the studies provided by applicants and ensuring that information shared during the process to gain community support is valid/accurate; again, a designated staff liaison to HOAs would be helpful.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Buffers required by ordinance and especially as part of entitlements should specify spacing requirements for planting components; adjoining communities should be able to see accurate depictions of the proposed landscape design while there is still an opportunity to influence changes/improvements during the legislative process (e.g. design plans accounting for easements, etc. that highlight/show potential gaps in plantings; also should include section graphics/exhibits to scale that clearly depict impact of topography on vertical location of buffer/landscaping).

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Utility easements prohibit buffer plantings, which provide none of the intended mitigation for a use's impact that a provided buffer offers; there needs to be assurance that easements will not result in permanent gaps in required buffers, particularly when the use being buffered adjoins a residential neighborhood (e.g. shifted plantings or use of an alternative screening method should be required).
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	The regulations should ensure the use of native species as much as is reasonably possible for required buffering and landscaping.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	While plant survivability is important in the analysis of long-term buffering/landscaping viability, the cost of replanting/replacement should also be considered when determining which plant species are permitted to compose required buffer landscaping (e.g. FSM plant tables). It is not practical/beneficial for communities for the County to permit especially costly planting components/species given that long-term maintenance burdens fall on HOAs. This is also true for earthen berms, which over time can be prone to erosion and are costly to repair.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Tree canopy requirements, especially when developers have tighter/smaller lots, are not always reasonable or attractive use of required open space to the degree that canopy requirements preclude other uses of space and therefore constrain HOA ability to respond to other issues/needs in the future (e.g. the developer has maxed out the site, meaning the open space, tree canopy, etc. is at the minimum required and the balance of site is developed - HOA cannot use any of the open space to add parking, etc. without falling below canopy or some other ordinance requirement - need to be mechanisms in the ordinance to give HOAs ability to address evolving community issues/needs).
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Developers often commit to tree save areas but without any program/mechanism to ensure long-term maintenance/viability; can result in poorly maintained tree save areas.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Provided tree plantings are often not survivable due to poor site conditions that are known at time of development, such as inappropriate soil types (e.g. too wet) and/or locations for the chosen species (e.g. too close to SWM or other infrastructure). Such inappropriate plantings ultimately shift the cost for ensuring the survivability/viability of required landscaping from developers to HOAs (e.g. homeowners), as replacement of plantings is often necessitated after bond release, meaning the developer is no longer obligated to the County to correct deficiencies. Regulations and/or development review process should give more clarity and/or attention to survivability of required plantings based on field conditions (e.g. soils, grading/built condition, actions of developers/contractors) prior to bond release to ensure HOAs aren't stuck with landscaping that is likely to die and require replacement.

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5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Root systems of plantings/landscaping on a given property are often impacted by development on adjacent property (e.g. grading for SWM, roads, etc.), resulting in the loss of such plantings/landscaping. Regulations need to ensure protection of existing plantings on adjoining properties, not just on developing sites (FSM).
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Current development regulations allow for non-native ground cover (most commonly turf grass), which predominates in required open space areas, to include buffers. Turf grass is costly to maintain (e.g. mowing, repair), often unattractive, and poses negative environmental impacts (e.g. need for fertilizer, routine watering), all of which must be managed by HOAs. Development regulations should limit the use of turf grass and similar non-native ground cover and/or promote use of native ground cover in open space areas that are easier (and less costly) to maintain, more attractive, and superior in terms of environmental outcomes.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Recreation facilities originally programmed/approved for a community such as tennis courts, basketball courts, etc. may not meet the evolving needs of residents over time (changing interests, trends, etc.). Currently, it can be difficult for an HOA to change facilities despite community interest in doing so. Flexibility for HOAs to alter/evolve recreation facilities over time should be expressly built into/provided by the Zoning Ordinance.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Amenity requirements should be based on community size (number of households or residents); the ordinance should specify certain "packages" of amenities that correlate to community size and corresponding "carrying capacity" for maintenance, replacement, etc. (e.g. 100 households can support X; 2,000 households can support Y); bottom line, the amenity-related requirements of the ordinance should consider/account for cost to maintain and the financial limitations typical for smaller communities (could possibly be structured on a sliding scale that adjusts as the community grows over time).
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	SWM facility maintenance costs can grow over time and become overwhelmingly costly for a community to maintain; SWM facilities sometimes serve multiple "upstream" users, but the ownership and associated costs fall solely on HOA (FSM).
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Dead-end/stubbed/incomplete streets create access problems for communities; development options should require interconnectivity and/or minimum of two means of vehicular access.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Communities need more USABLE green space, not static/unusable green space.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Proffers that stipulate/require shared facilities between communities/neighborhoods should ensure that residents enjoy full and equal access to all of the amenities maintained by the HOAs of the communities party to the shared-use agreement.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Some type of FAQ sheet and/or other informational resource should be provided to impacted property owners and/or HOAs when an adjoining property is proposed to be developed (at both legislative and administrative stages of review); sharing such information should be proactive on part of County staff and occur early in the review process to allow constructive communication/input with applicant/developer about concerns, remedies, etc. (e.g. neither HOA nor individual property owners should have to seek such information themselves).
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	Landscaped open space requirements (e.g. manicured open space) do not result in the right kind of "green space" resource. They often replace natural green space to the detriment of the environment, native species, etc. Should be more emphasis on integrating natural areas into a community's open space program.
5/20/2020	Loudoun Coalition of Homeowners and Condominium Associations (meeting 2 of 2)	On an individual property level, changes to the developed conditions on existing residential lots can occur that impacts adjacent properties, particularly in terms of SWM (e.g. changes to site grading to accommodate additions/new improvements or other landscape alterations); improved sources of information for property owners are needed to ensure right technical/design questions are asked, approvals obtained before work starts (FSM).
6/4/2020	Visit Loudoun	Value - Like the opportunity that process provides Visit Loudoun members to demonstrate the value of their business to the community. The public process, as well as the work that people put into business plans, etc, provides the opportunity to <u>demonstrate assets and value to community</u> .
6/4/2020	Visit Loudoun	Predictable - helps you understand steps of process and how to work within them.
6/4/2020	Visit Loudoun	In smaller communities, public process allows people to apply personal opinion and judgement to applications (rather than <u>consider consistency with plan policy</u> ).
6/4/2020	Visit Loudoun	The length of the review process causes popular or "hot" business ideas or projects to lose momentum or those proposing to <u>move on from trying to establish business in the County</u> .
6/4/2020	Visit Loudoun	Frequently hear that process is unclear and confusing, too bureaucratic and that forms are too long. Difficult to classify some uses. <u>Zoning Ordinance does not keep pace with new uses</u> .
6/4/2020	Visit Loudoun	Determinations and resulting appeal to BZA adds difficulty to process, largely as it relates to classifying new uses.
6/4/2020	Visit Loudoun	By-right makes establishment of wineries and breweries much simpler and to open quickly.
6/4/2020	Visit Loudoun	Where possible, consistent definitions between town and county would be helpful, especially since there is not a lot of <u>difference in location between town or county at boundaries</u> .
6/4/2020	Visit Loudoun	Some businesses feel that it appears that uses are arbitrary or dated. This could have to do with the ZO and use list being out of date. ZO needs a refresh.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
6/4/2020	Visit Loudoun	Uses and definitions are too rigid. A lot of great ideas do not fit the uses/definitions and applicants spend a lot of time trying to figure out how to fit the idea into the permitted uses in the ZO. Can lose some of the nuanced innovations that would be consistent with the vision for the zoning district, but are not allowed in the use list.
6/4/2020	Visit Loudoun	We need a process to get ahead of innovations or trends, so that the ZO would allow these uses before the use loses popularity or opportunity for these innovative businesses/people move on to another locality.
6/4/2020	Visit Loudoun	Use list needs to consider that there are new and different uses that could occur on agricultural lands. This needs to include consideration of how these uses will affect agricultural uses and neighboring uses or localities/towns (could be negative or positive).
6/4/2020	Visit Loudoun	Process helps to ensure resources, such as water, a protected. When businesses are comingled with other uses, such as residential, the standards ensure that businesses can coexist without using up resoureces needed by everyone.
6/4/2020	Visit Loudoun	Safety - performance standards provide a protection for both business owners and residents living around a use. The standards help ensure that uses will not adversley impact neighbors.
6/4/2020	Visit Loudoun	Performance standards help you understand impact of businesses up front and how to avoid them and be good neighbors.
6/4/2020	Visit Loudoun	Performance standards are weaponized to block and obstruct rural uses and business concepts that communities and residents do not like. Tends to come from communities and residents, not from other businesses (who tend to be collaborative)
6/4/2020	Visit Loudoun	Performance standards are not adaptive to the place. For instance, rural signage issue. A large property with a lot of frontage has to meet same standards as a smaller business in Sterling. Also, safety issues because sign can only be at entrance/without approach signs that cause people to slam on brakes.
6/4/2020	Visit Loudoun	Scalability - sign example. Signs permitted needs to make sense based on the size of the property. Signs can be informational, identifying crops or varietals.
6/4/2020	Visit Loudoun	Universal - size of business is not considered when performance standards apply.
6/4/2020	Visit Loudoun	Should be used fairly, adapatable, but not too bendable. They can be tricky considering they can be changed or subject to opinions.
6/4/2020	Visit Loudoun	Plant unit calculation seems to result in a more consistent buffer planting that will flow with neighborhood and plants will not grow too big.
6/4/2020	Visit Loudoun	Landscaping in parking lots is better/should screen sea of parking. Location of parking should be more obscured.
6/4/2020	Visit Loudoun	Dislike that landscaping that is planted does not always reflect what is depicted on plans/illustratives. Should be held to what is depicted.
6/4/2020	Visit Loudoun	Businesses should be held to providing and maintaining required landscaping. If it dies, it should be replaced.
6/4/2020	Visit Loudoun	Issue when looking at short term residential rentals.
6/4/2020	Visit Loudoun	Parking regulations are a good starting place to figure out how many spaces you might need.
6/4/2020	Visit Loudoun	Appreciate creative use of parking spaces/lots currently for other uses for businesses during the pandemic.