

**BOARD OF SUPERVISORS
BUSINESS MEETING
BOARD MEMBER INITIATIVE**

SUBJECT: Village of Saint Louis Community Input Request

ELECTION DISTRICTS: Blue Ridge

CRITICAL ACTION DATE: At the pleasure of the Board

STAFF CONTACTS: Robin Bartok, Legislative Aide to Supervisor Buffington

PURPOSE: Supervisor Buffington requests that the Board of Supervisors (Board) direct staff to initiate a public input process with the residents of St. Louis to determine community interest in possible Comprehensive Plan and Zoning Ordinance amendments affecting the planned or permitted use and density for the Rural Historic Village of St. Louis.

RECOMMENDATION: Supervisor Buffington recommends approval of this Board Member Initiative.

BACKGROUND: The Village Conservation Overlay District (VCOD) layer is a zoning overlay district of the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) and identifies thirteen small villages and hamlets outside of the boundaries of Loudoun County's incorporated towns and planned residential communities that contain unique, scenic and historic characteristics that should be maintained and protected. The VCOD is a component of the Official Zoning Ordinance adopted by the Board on January 6, 2003, effective on January 7, 2003, and the Zoning Ordinance further amended on December 6, 2006, and is shown on the Official Loudoun County, VA Zoning Map. The VCOD is established to recognize the development patterns existing in traditional villages, considered to be valuable heritage resources, and to encourage the retention and reinforcement of the pattern, character, and visual identity of the individual village.

The Loudoun Historic Village Alliance was formed in March 2019 to address the joint and individual challenges of Loudoun County's unincorporated villages to provide villages with a strong and unified voice on issues of joint interest or concern. Initially it mobilized to ensure that the 2019 Loudoun Comprehensive Plan (2019 GP) retained and enhanced policies important to retention of village character. Following adoption of the 2019 GP, it has worked to ensure that the Zoning Ordinance and other supporting documents include language to ensure that the goals of the Plan are achieved.

As part of the process, the Loudoun Historic Village Alliance should be included within the public input when determining the community interest in possible Comprehensive Plan and Zoning Ordinance amendments pertaining to the Village of St. Louis.

The 2019 GP includes strategies and action steps to encourage working with Rural Historic Villages to develop community plans that will support their community goals and address issues related to land use and zoning and other matters.

ISSUES: The Village of St. Louis is one of the first African American townships in the county. Land was purchased by freed slaves following the Civil War. The earliest public building was the St. Louis School, built before 1877 and is still standing. In the last few years, the Village has found themselves facing the threat of by-right development with no way of controlling the impact on the Village and its residents. Supervisor Buffington requests the support of his fellow Board members to direct staff to initiate a public input process with the residents of St. Louis to determine community interest in possible Comprehensive Plan and Zoning Ordinance amendments affecting the planned or permitted use and density for the Rural Historic Village of St. Louis.

FISCAL IMPACT: There is no fiscal impact associated with this item.

DRAFT MOTIONS:

1. I move that the Board of Supervisors direct staff to initiate a public input process with the residents of St. Louis to determine community interest in possible Comprehensive Plan and Zoning Ordinance amendments affecting the planned or permitted use and density for the Rural Historic Village of St. Louis.

I further move that the Board of Supervisors direct staff to return to the Board with recommendations based upon the public input received, including, if appropriate, a proposed work plan for Comprehensive Plan and/or Zoning Ordinance amendments based on community feedback.

OR

2. I move an alternate motion.