

**BOARD OF SUPERVISORS  
TRANSPORTATION and LAND USE COMMITTEE**

**Meeting Summary  
January 19, 2011**

**Committee Members Present:**

Kelly Burk, Chair  
Eugene Delgaudio  
Sally Kurtz  
Andrea McGimsey  
Scott York

**Other Committee Members Present:**

Lori Waters  
Stevens Miller

**1. Fee Waiver Request/Heritage Baptist Church**

*Election District: Dulles*

*Staff Contacts: John Merrithew, Julie Pastor*

The Heritage Baptist Church has submitted a request to waive \$15,750 for fees associated with SPEX 2008-0053 and SPEX 2008-0065 which were approved in 2009 and allows an expansion of the facility. The applicant proposes to incorporate a recently-acquired parcel that separated the two original parcels and to revise the approved plans accordingly. The change will require a new special exception. The review efforts conducted during the earlier applications will allow for a more streamlined review of the current application. The County's fee waiver policy states that the Board may grant charitable and non-profit organizations a fee waiver if the requested facility serves the public or the applicant can demonstrate hardship and if such organization provides services to residents of the locality and is not controlled in whole or in part by any church or sectarian society. The Heritage Baptist Church does not qualify for a fee waiver under this policy; therefore, staff recommends upholding the Board's policy of recovering the costs of processing the application through the collection of fees. At the January 19, 2010 meeting, the Committee voted 3-1-1 (Supervisor Kurtz-no; Supervisor McGimsey absent for the vote) to grant the applicant a waiver of application fees for of up to \$15,750. No further Board action is required.

**2. Update/Pedestrian, Bike and Vehicular Access to Claude Moore Park**

*Election District: Sterling*

*Staff Contacts: Steve Torpy, Diane Ryburn*

Staff from the Department of Parks, Recreation and Community Services, Office of Transportation, Planning, and the Loudoun County Public Schools have been working on a

plan to determine how best to increase bicycle and pedestrian access to Claude Moore Park. The committee considered safety, topography, park usage, VDOT regulations and traffic in formulating the initial recommendations. These recommendations, which included paving and improvement of certain existing gravel trails into the park, creation of a new multi use trail, creation of bike lanes, and a new crosswalk and trail improvements, were presented to the public during two input sessions in October 2010. Through these public input discussions, staff is recommending three options that meet the needs of providing access, as summarized in the January 19 staff report. The staff report also includes a cost estimate for the three proposed options and suggestions for a funding source. At its January 19 meeting, the Committee voted 5-0 to recommend that the Board of Supervisors approve the appropriation of funding from the local gasoline tax under the Bicycle and Pedestrian Facilities Contingency Fund in the amount of \$430,000 for the construction of three options identified in the January 19 staff report to improve the pedestrian and bicycle access to Claude Moore Park. It is anticipated that this item will be forwarded to the April 5, 2011 Board of Supervisors business meeting.

**3. Master Plan for Government Support Center**

*Election Districts: Leesburg and Catoclin*

*Staff Contact: Paul Brown, Lewis Rauch*

The Government Support Center site consists of 672.54 acres located at 19730 Sycolin Road in Leesburg. The site consists of numerous parcels the County purchased from 1990 through 2008. The 672.54 acre site consists of the original government center support center site purchase of 87.93 acres, the Shellhorn tract 437.61 acres, and the Cangiano tract of 147 acres. These land parcels were consolidated into one parcel in 2008 through a boundary line adjustment. Capital Planning staff will present a briefing to the Transportation and Land Use Committee regarding the staff recommended Government Support Center Amended Master Plan. At the January 19 Committee meeting, staff presented an overview of the Department of Construction and Waste Management's work with the Virginia Department of Environmental Quality to delineate the Environmental Constraint areas. The existing conditions, proposed amendments to the 2006 Public Safety Master Plan, and master plan for new capital facility development was also discussed with the Committee. Information item - no action is required at this time.

**4. Continued Discussion of Riparian Buffer Incentives from the December 14, 2010**

**Transportation and Land Use Committee**

*Election District: Countywide*

*Staff Contacts: Glen Rubis, Terry Wharton*

These incentives are intended to assist landowners in implementing portions of the County's draft Chesapeake Bay Preservation Act amendments and support voluntary establishment of riparian buffers where not otherwise required. The Committee considered various options at its meetings on October 20, 2010 and November 17, 2010. At the December 14, 2010 Committee meeting staff provided a matrix summarizing the potential incentives discussed

with the Committee to date. The Committee voted 4-1 (York-no) to recommend that the Board of Supervisors advise the County Administrator to include an enhancement of \$38,000 in additional local tax funding in the FY12 Proposed Fiscal Plan, to be allocated to the Loudoun Soil and Water Conservation District in FY12 to supplement available cost share for livestock exclusion and watering system installation at a rate of 15% of the eligible practice cost. The Committee also recommended that the Board advise the County Administrator to include an enhancement of \$58,000 in additional local tax funding in the FY12 Proposed Fiscal Plan for the Loudoun Soil and Water Conservation District. The purpose of the allocation is to provide 75% cost share for livestock exclusion and watering system installation on agricultural properties not currently eligible for cost share (i.e. horse operations or properties less than 5 acres). The Committee requested that the remaining issues associated with suggested Motions #1, #4, and #5 remain in Committee for further discussion. At the January 19 Committee meeting, staff provided a summary of potential incentive options and actions taken by the Committee at previous meetings and provided additional details suggested in Motion #4 concerning county funds being provided to nonprofit organizations. The Committee requested that discussion on other exemption provisions be continued at the February 16, 2011 Committee meeting.

**5. ZMOD 2010-0002, Webb Buffer**

*Election District: Dulles*

*Staff Contacts: Evan Harlow, Julie Pastor*

Dennis and Jamie Webb of Broadlands have submitted an application to modify the concept development plan approved with ZMAP-1995-0003 and ZCPA-1994-0005, Broadlands and Broadlands South, in order to reduce the width of the buffer yard illustrated on Sheet 2 of the concept development plan from 50 feet to 6 feet to permit the installation of an in-ground pool, pool deck, retaining wall, and fence with no resulting change in density. The property is approximately .24 acres in size and is located at 21457 Glebe View Drive. The Planning Commission recommends approval of the application. At the Board of Supervisors December 13, 2010 public hearing, the Board voted 6-0-3 (Supervisors Buckley, Burton, and Waters absent) to forward this application to the Transportation and Land Use Committee for further discussion of concerns raised by an adjacent homeowner. Staff cannot support approval of the application on the basis that the criteria for approval in Section 6-1504 of the Revised 1993 Zoning Ordinance have not been met. At its meeting on January 19, 2010, the Transportation and Land Use Committee voted 4-1 (Supervisor Burk-no) to forward these applications to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated December 1, 2010, and as amended at the January 19 Committee meeting. This item was forwarded to the February 1, 2010 Board of Supervisors meeting.

**6. ZOAM 2009-0003 and ZOAM 2010-0002/Amendments to Articles V, VI and VIII of the Loudoun County Zoning Ordinance for the purpose of Revising the Sign Regulations; Intent to Amend the Schedule of Fees for Land Development Applications to Implement Revisions to the Sign Regulations (ZOAM 2009-0003 & ZOAM 2010-0002) (Action)**

*Election District: Countywide*

*Staff Contacts: Amy Lohr and Terry Wharton*

On September 1, 2009 and February 17, 2010, the Board of Supervisors adopted resolutions of intent to amend the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”) to 1) revise and establish new regulations pertaining to commercial signage—zoning ordinance amendment ZOAM 2009-0003; and 2) add off-site directional sign standards for religious assembly and civic uses—ZOAM 2010-0002. The Planning Commission voted 9-0 to forward the proposed amendments, as amended, to the Board of Supervisors with a recommendation of approval, and included a list of recommendations to the Board for consideration. Staff also recommends approval. At the Board of Supervisors December 13, 2010 Public Hearing, the Board voted 8-0-1(Supervisor Burton absent) to forward the proposed amendments to the Transportation and Land Use Committee for further discussion of issues raised at the Public Hearing. At its January 19 meeting, the Committee voted 5-0 to forward this application to the Board of Supervisors meeting with a recommendation that the Board approve the Off-site Directional Signs regulations and the associated amendments to the Schedule of Fees for Land Development Applications, as amended by the Committee on January 19, 2011. The proposed amendments will be forwarded to the February 15, 2011 Board of Supervisors meeting.

**Information-only: Transit Development Plan**

*Election District: Countywide*

*Staff Contacts: Nancy Gourley and Andy Beacher, Office of Transportation Services*

In 2008, the Virginia Department of Rail and Public Transportation (DRPT) began the process of developing three plans that are to provide the blueprint for future DRPT programs, projects and initiatives. A Statewide Transit Plan is one of those initiatives. In order to compile the Statewide Transit Plan, DRPT is working with each transit agency/operator to develop a Transit Development Plan or TDP. As of October 2010 TDPs have been completed for 16 transit agencies/operators in the Commonwealth. For fiscal year 2011 six TDPs are scheduled to be completed, one of which is for Loudoun County. Transit Development Plans (TDP) help transit operators improve their efficiency and effectiveness by identifying the need and required resources for modifying and enhancing services provided to the general public. These plans also provide a solid foundation for funding requests and feed directly into the programming process. DRPT assigned and funded their on-call consulting firm of Connetics Transportation Group to complete the required TDP for Loudoun County. County staff worked with the consultant to develop a scope of work. This item gives the Committee an opportunity to review the initial overview of Loudoun’s proposed TDP. The Committee accepted this information item as presented.