

BOARD OF SUPERVISORS

TRANSPORTATION and LAND USE COMMITTEE

AGENDA SUMMARY

November 16, 2011

Committee Members:

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

1. FY 2011 Local Gasoline Tax Fund Update and FY 2013 Proposed Budget (Action)

Election District: Countywide

Staff Contacts: Martina Williams & Mark Adams, Dept. of Financial and Management Services

This item updates the Committee on the status of the Local Gasoline Tax Fund and recommends a proposed budget for FY 2013 and 2014 biennium. The Gas Tax Fund is funded by a 2.1% levy on retail sales of vehicle fuel in Loudoun County and administered by the Northern Virginia Transportation Commission (NVTC). The Board adopts a biennial budget for the Gas Tax Fund, which is included in the County's Annual Adopted Fiscal Plan. This item also includes a review of the FY 2011 fund performance and presents updated FY 2012 revenue projections.

2. Ashburn-Sterling Traffic Funnel Analysis and Potential Solutions (Action)

Former Election District: Potomac/Dulles/Broad Run/Sterling

New Election District: Broad Run/Algonkian/Sterling/Dulles

Staff Contact: Andy Beacher, Office of Transportation Services

At its June 21, 2011 business meeting, the Board of Supervisors voted 6-0-3 (Miller, Waters and York absent for the vote) to forward the subject Board member-initiated (Supervisor McGimsey) item to the Transportation Land Use Committee (TLUC) for further review and action. The item directed that staff report to the Committee on issues related to the conducting of a traffic analysis of the Ashburn-Sterling "traffic funnel," to include the Greenway, Route 606, Waxpool Road/Church Road, Gloucester Parkway/Nokes Boulevard, and Route 7, between Belmont Ridge Road and Atlantic Boulevard. Staff was further directed to provide estimated costs and funding options associated with updating the County's modeling system and conducting the traffic analysis, and to present a work plan to complete the study. The study, if ultimately approved, would be expected to include recommendations for both transportation improvements and potential funding sources to implement those improvements. This item presents staff findings in response to Board direction.

3. ZOAM 2011-0001 Rural Recreational Establishment, Outdoor (Action)

Election District: Countywide

Staff Contacts: Michelle Lohr & Terry Wharton, Dept. of Building and Development

The Transportation & Land Use Committee briefly discussed ZOAM 2011-0001 at the September 21, 2011 meeting. Mr. York suggested that the definition be strengthened in Section 8 of Zoning Ordinance. The Committee agreed to discuss the matter further at a subsequent Committee meeting and requested that staff provide examples of definitions that would clarify uses permitted in the rural districts. Staff has prepared a matrix [Attachment 4] illustrating the existing definition, the Planning Commission recommended language, and a Staff draft based on Transportation & Land Use Committee direction. Impacts of the proposed changes are highlighted in the matrix. The Staff draft: (1) retains the use as solely a commercial enterprise, (2) eliminates the reference to “seasonal” activities, (3) retains “outdoor games and sports” within the use, (4) illustrates various types of rural recreational uses that can occur in a rural setting, and (5) moves references regarding accessory uses from the definition to the Additional Regulations for “Rural recreational establishment, outdoor”.

4. Request for Permanent Pump and Haul/ Crosstrail Industrial Land Condominiums (Action)

Election District: Former & New: Catoclin

Staff Contacts: Joe Lock & Dr. David Goodfriend, Health Department

Fricols, LC (Blake Landscapes Inc.) purchased a vacant 32-acre lot in 2006 with the intention of constructing a business office/mechanical shop/storage facility from which (Blake Landscapes would operate. The Board of Supervisors approved a permanent pump and haul request in 2007 for Blake’s Landscaping. The Board also approved a Subdivision Special Exception (SBEX) in for the property in November 2009. The parcel has since been converted to condominium ownership, and the applicant has requested a permit for permanent pump and haul for the property. According to the applicant, the Pump and Haul permit is to convey to Unit 5. The soils on the lot were determined to be unsuitable for any type of on-site sewage disposal system. The property lies within the Leesburg JLMA. and Leesburg is to be the provider for sewer service unless a different provider is agreed upon. However, public sewer is not currently available in this part of the Leesburg JLMA. If the sewer line runs along Cochran Mill Road, the property line of Fricols, LC will be over 700 feet distant from the sewer line, and the current building is an additional 800 feet from the property line. Sewer connection is required when service is available within 300 feet. Staff recommends that the Board of Supervisors not enter into a contractual agreement with the Virginia Department of Health and Fricols, LC to provide permanent pump and haul services to six (6) land units. The proposal does not meet the Health Department’s practice or the current Comprehensive Plan Policy regarding permanent pump and haul. At the October 19 Transportation and Land Use Committee, the applicant stated that they have an agreement with the Town of Leesburg to connect to sewer when it becomes available. Following further discussion of this application, the Committee requested that staff return to the November 16 Committee meeting with information concerning the conditions by which the property will be served by sewer to be constructed by the Town of Leesburg. This item contains information regarding the condominium documents that will require future users to connect to sewer when service is completed and becomes available.