

M I N U T E S

LOUDOUN COUNTY BOARD OF SUPERVISORS
SPECIAL SUBCOMMITTEE ON WASTEWATER TREATMENT PLANTS
MARCH 11, 1991

At a meeting of a Special Subcommittee of the Board of Supervisors and Planning Commission of Loudoun County on wastewater treatment plants, held in the Board Room of the County Administration Building, 18 North King Street, Leesburg, Virginia, on March 11, 1991, at 2:00 p.m.

BOARD Thomas S. Dodson, Chairman
MEMBERS Betsey J. S. Brown
PRESENT: James F. Brownell
 Betty W. Tatum

PLANNING C. Lynn Adams
COMMISSIONERS Gladys Lewis
PRESENT: Bill Ray

ALSO PRESENT: Charles A. Bos

IN RE: CALL TO ORDER

Mr. Dodson called the meeting to order.

IN RE: WASTEWATER TREATMENT PLANTS

Mr. Dodson discussed the rationale for creation of the Subcommittee and its objectives. He said that in attempting to refine the Rural Village Ordinance, that wastewater treatment was an obvious necessity for rural Loudoun. He added that the primary charge was to discuss the issue, give guidance to the Board and Planning Commission, and develop policy for package wastewater treatment plants.

Mrs. Brown stated that she felt the basic issue to be dealt with was the conflict between farmland preservation and the rights of landowners to realize value of their land. It was her opinion that both could be accomplished through proper land use planning. She added that an implementation strategy was critical.

Mrs. Lewis commented that she would prefer to see goals and objectives established for rural Loudoun, and then subsequently develop the various elements for development.

Mr. Brownell pointed out the obstacles which exist in the development of package plants, including groundwater protection and design.

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Mr. Brownell moved to recommend the language already included in the draft plan amendment for hamlets or villages of 100 units or more each. Seconded by Mrs. Tatum.

Mr. Ray suggested that package treatment plants never be used to increase the by-right density that exists in western Loudoun.

Mrs. Lewis suggested that the Subcommittee consult with Loudoun County Sanitation Authority.

Mr. Dodson agreed with Mrs. Lewis that many questions remain unresolved, and more information was needed regarding implications of package treatment plants. He felt that discussions with the towns would also be appropriate.

Mrs. Tatum suggested that the Subcommittee meet with Loudoun County Sanitation Authority and the towns at its next meeting.

Mr. Brownell withdrew his motion.

Mr. Adams added that a representative of the State Health Department be included in the next meeting.

Mrs. Lewis suggested County legal staff also be present.

Mr. Brownell moved that the Subcommittee address package treatment plants for wastewater treatment, and to invite appropriate County and State authorities to participate at its next meeting as suggested. Seconded by Mrs. Tatum.

Mrs. Brown moved a substitute motion that at the next Subcommittee meeting, all issues which Mrs. Lewis raised about the technical operation of package treatment plants and alternative wastewater be addressed with the experts, and at the subsequent meeting, address the overall land use context of the subject. Seconded by Mrs. Tatum. The motion passed 5-2-0.

IN RE: ADJOURNMENT

Mr. Dodson adjourned the meeting.



COUNTY ADMINISTRATOR

April 3, 1991

DATE

M I N U T E S

LOUDOUN COUNTY BOARD OF SUPERVISORS
SPECIAL SUBCOMMITTEE ON WASTEWATER TREATMENT PLANTS

APRIL 24, 1991

At a meeting of a Special Subcommittee of the Board of Supervisors and Planning Commission of Loudoun County on wastewater treatment plants, held in the Board Meeting Room of the County Administration Building, 18 North King Street, Leesburg, Virginia, on April 24, 1991, at 2:00 p.m.

BOARD Charles A. Bos, Chair
MEMBERS James F. Brownell
PRESENT: Betsey J. S. Brown
 Thomas S. Dodson

PLANNING
COMMISSIONER
PRESENT: Gladys Lewis

IN RE: CALL TO ORDER

Mr. Bos called the meeting to order.

IN RE: WASTEWATER TREATMENT SYSTEMS

Milton Herd, Director of Planning, Zoning, and Community Development, discussed three basic means to limit village or hamlet locations--by the number of villages, number of units within the villages, or number of acres allowed to be rezoned. He added that perhaps geographic limitations could also be used; for example, by watershed, planning areas, resource area exclusions, or proximity criteria.

Mrs. Lewis commented on the lack of criteria for wastewater treatment plants.

Mr. Herd stated that the applicant would benefit from having plan policy for guidance.

Mr. Dodson asked Robert Montgomery, Deputy Director of Natural Resources, to discuss the work that Natural Resources is doing complementary to Planning staff work on the issue of locational standards for wastewater treatment plants.

Mr. Montgomery briefly reviewed the mapping and analysis activities in which staff was currently engaged, and indicated that they could possibly recommend elimination of reapplying sewage to the land.

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J. Philip Keeve, M.D., Health Department Director, discussed options for treatment plants, and said that criteria for approvals would be directly dependent upon the degree of pollution to which the County was willing to subject the environment.

Mr. Bos felt that there were enough limitations on locational standards, and suggested treating hamlet policies with the General Plan rather than the Plan amendment with the Village Ordinance.

Mrs. Brown discussed the relationship between the approval of wastewater treatment plants and farmland preservation.

Mr. Dodson pointed out the opportunity to use density transfers to meet several goals--compact development as well as farmland for the future.

Mr. Bos suggested that staff conduct a simple analysis with environmental overlays; and on the basis of that, select on the map suitable areas for villages.

Mr. Dodson suggested that the Subcommittee recommend to the Committee of the Whole that treatment plants be considered only in the context of rural villages at present, and that locational standards which would narrow the areas in which villages would be appropriate, be brought before that Committee.

Mrs. Lewis discussed progress on the hamlets issue by the Planning Commission.

Mr. Bos summarized the suggestions for Committee of the Whole consideration: (1) Whether the wastewater treatment matter be limited to villages only; (2) locational standards to be developed by staff; and (3) discussion on extending the radius of the capture area for open space or farmland, and perhaps density transfer.

IN RE: ADJOURNMENT

Mr. Bos adjourned the meeting.



COUNTY ADMINISTRATOR

6/6/91

DATE