

ZONING ORDINANCE ACTION GROUP

MEETING SUMMARY

Wednesday, June 6, 2018 @ 8:30 AM
Round Hill Room, Government Center

Members Present:

Lou Canonico	Citizen-At-Large	Chairman
Kevin Ruedisueli	Citizen-At-Large	Vice Chair
Jeff Browning	Rural Economic Development Council	
Rich Brittingham	Dulles Area Association of Realtors	
Mark Hassinger	NAIOP	
Judith Meany	Citizen-At-Large	
Georjan Overman	Loudoun County Bed and Breakfast Guild	
Pat Quante	Citizen-At-Large	
Eric Zicht	Citizen-At-Large	

Members Absent:

Gem Bingol	Piedmont Environmental Council
Packie Crown	Dulles South Alliance
Kevin Daniel	Northern Virginia Building Industry Association
Collen Gillis	Loudoun County Chamber of Commerce
Joe Paciulli	Economic Development Commission
Louise Zwicker	Citizen-At-Large

Staff Present:

Mark Stultz	Department of Planning and Zoning
Michelle Lohr	Department of Planning and Zoning
Chris Mohn	Department of Planning and Zoning
Mark Depo	Department of Planning and Zoning
Kris Smolens	Department of Planning and Zoning
Zenon Dragosz	Department of Information Technology
Ron Dunbar	Department of Building and Development
Kellie Hinkle	Department of Economic Development

Board Aides Present:

Stacey Carey	Aide to Supervisor Higgins
Josh Fornwalt	Aide to Supervisor Volpe

Call to Order

Lou Canonico, Chairman, called the meeting to order at 8:32 AM.
Lou welcomed Rich Brittingham as a new ZOAG member.

Approval of Agenda

The committee agreed by consensus with the items set forth on the June 6, 2018 agenda.

Approval of Meeting Minutes

The summary minutes for the April 4, 2018 meeting were approved.

Public Input

Pam Baldwin, a resident in the Lovettsville area, spoke about the impact of the pending Rural ZOAM on existing bed and breakfast operations.

Jean Brown associated herself with Ms. Baldwin's statement about the impact of the pending Rural ZOAM on existing bed and breakfast operations.

Guest Presentation

Beth Erickson, President and CEO of Visit Loudoun, presented information about tourism and its role in the rural economy.

Rural Uses and Performance Standards – Phase 3: Potential Topics

Mark Depo explained that with adoption of the Resolution of Intent to Amend (ROIA) for the Rural Uses and Performance Standards ZOAM (Phase 2), the Board of Supervisors removed several potential amendment topics pending the concurrence of ZOAG, REDC, and Visit Loudoun that these topics should indeed be considered as a Phase 3 initiative. During a meeting of ZOAG, REDC, and Visit Loudoun representatives, it was suggested that certain topics may be immediately agreeable to each group and could therefore be included in an earlier process, if possible. To that end, ZOAG was asked whether it supported inclusion of each topic in a ZOAM, or if further consideration was needed before moving forward. ***Note that the question asked was simply whether the topic should be included in the overall scope of a rural uses ZOAM, and not whether a specific amendment was appropriate or recommended.*** ZOAG agreed by consensus that the following topics, as described by staff, should be included in the scope of a rural uses ZOAM: farm restaurant, limited distillery, recreation establishment (outdoor), agritourism/agritainment, farm worker housing/tenant dwelling, noise standards, craft beverage manufacturing, and agricultural operations and products. ZOAG further agreed that the following topics require additional consideration prior to inclusion in the scope of any ZOAM initiative: bed and breakfast homestay and inn, camp (boarding).

ZOAM Updates

Mark Stultz provided status updates for currently active ZOAM initiatives, as follows:

ZOAM-2017-0001, Affordable Housing (ADU #2 – ADUAB Recommendations): A subcommittee of ADUAB has been meeting for the last couple of months to revisit the draft ordinance revisions that ADUAB put together several years ago. Staff understands that ADUAB may be changing some of the original recommendations. ADUAB will be meeting next Tuesday to vote on the subcommittee's new recommendations. The ZOAM will eventually come to ZOAG as a referral agent.

ZOAM-2017-0005, Buffer and Screening: The "roll out" of the consultant's draft ordinance has

been scheduled for June 26th at 9am at Rust Library. The intent of the presentation is to introduce the key changes and concepts included in the draft as the starting point for ZOAG's review. Since there will be corresponding revisions to the FSM, members of the FSM PRC have also been invited to attend the consultant's presentation.

ZOAM-2018-0001, Short Term Residential Rentals: Staff have kicked-off preliminary work on this initiative, but no text has been drafted. County Administration staff are closely involved in this initiative and will be coordinating public outreach and input prior to formulation of draft text.

ZOAM-2018-0002, Childcare Facilities: Staff have drafted some preliminary text and internal coordination is on-going. The draft text will be coming to ZOAG for referral review, and is expected to go to the Planning Commission in the fall.

ZOAM-2018-0003, Parking Standards – Phase 1: Staff previously met with the Urban/Suburban Subcommittee to discuss the scope of the Phase 1 initiative. Staff efforts on this ZOAM are expected to intensify in the coming months.

ZOAM-2016-0011, State Code Consistency: Staff continues to work with the County Attorney to refine the draft amendments. The scope of the ZOAM is limited to those changes that are mandated by newly adopted legislation, but which were not captured in prior initiatives. The timing of the Planning Commission public hearing for this item is uncertain due to recently announced staffing changes. Specifically, the project manager for this ZOAM, Theresa Stein, has taken the Zoning Permits Manager position in Building and Development, which will require reassigning the ZOAM to another staff member.

Envision Loudoun Update

Kevin Ruedisueli reported that public outreach sessions were conducted last month, and those in attendance seemed generally supportive of the new plan. The stakeholders committee will be meeting on June 18, at which time the public comments will be presented. The committee will meet one more time after the 18th to see the final version of the stakeholders' draft, which will then be moved forward to the Planning Commission and the Board for further review and action.

New Business

Lou Canonico reminded members whose terms on ZOAG are expiring to be sure to formally apply for reappointment if they are interested in continuing to serve on the committee.

Meeting adjourned at 10:30 AM.