

Building and Development

MEMORANDUM

DATE: January 17, 2014

TO: The Loudoun County Planning Commission

FROM: Jimmy Edmonds, Staff Contact

**SUBJECT: Supplemental Memorandum – DOAM-2013-0002,
FSM and Chapter 1096 Codified Ordinance Amendments**

The Virginia Department of Environmental Quality (DEQ) recently completed a cursory review of the draft amendments for conformance with the State Regulations that prompted additional revisions to the draft text of Chapter 1 of the FSM and Chapter 1096 of the Codified Ordinances. Staff presented the revised text to the Public Review Committee (PRC) on January 15, 2014. The PRC was in agreement with the revised text and proposed additional amendments to the grandfathering provisions of Chapter 1. Based on the guidance and feedback received from DEQ to date, Staff is in agreement with the PRC on the revised amendments.

The revisions to Chapter 1096 of the Codified Ordinances and Chapter 1 of the FSM discussed during the January 15, 2014 PRC meeting are highlighted in yellow in Attachment #1 and Attachment #2. Chapter 5 of the FSM was not modified pursuant to the DEQ review or the PRC discussion, but is provided as Attachment #3 in support of the suggested motions.

Staff will continue to inform the Planning Commission of any additional comments and guidance received from DEQ as the amendments are processed.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward DOAM-2013-0002, FSM and Chapter 1096 Amendments, to a Work Session for further discussion.

OR

2. I move that the Planning Commission forward DOAM 2013-0002, FSM and Chapter 1096 Amendments, as provided in Attachments 1 through 3 of the Supplemental Memorandum, dated January 17, 2014, entitled, "DOAM-2013-0002, FSM and Chapter 1096 Codified Ordinance Amendments", to the Board of Supervisors, with a recommendation of approval.

OR

3. I move an alternate motion.

ATTACHMENTS

1. FSM Chapter 1 (Draft with PRC edits through 1/15/14)
2. Chapter 1096 of the Codified Ordinances (Draft with PRC edits through 1/15/14)
3. FSM Chapter 5 (Draft with PRC edits through 12/18/13)