

MEMORANDUM
COUNTY OF LOUDOUN

DATE: June 3, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the May 29, 2019, Board of Supervisors Loudoun 2019 Draft Comprehensive Plan Work Session

Link to meeting video:

http://loudoun.granicus.com/MediaPlayer.php?view_id=77&clip_id=5915

Listed below is a summary report of the Board of Supervisors (Board) Loudoun 2019 Draft Comprehensive Plan Work Session. Please work with your staff to follow through on the action as noted.

1. Loudoun County 2019 Comprehensive Plan – Transition Policy Area

Chairman Randall moved that the Board of Supervisors permit no further expansion of growth in the Transition Policy Area beyond the adoption of the Loudoun 2019 Comprehensive Plan. (Seconded by Supervisor Umstatted.)

Chairman Randall did not accept Supervisor Buffington’s Friendly Amendment to strike “beyond the adoption of the Loudoun 2019 Comprehensive Plan.”

Supervisor Buffington moved an AMENDMENT to the motion to permit no further expansion of growth in the Transition Policy Area. (Seconded by Supervisor Umstatted.)

Supervisor Buffington accepted Supervisor Umstatted’s Friendly Amendment to permit no further expansion of boundaries in the Transition Policy Area.

The motion, as amended, FAILED 2-7: Supervisors Buona, Higgins, Letourneau, Meyer, Randall, Saines, and Volpe opposed.

Chairman Randall and Supervisor Umstatted accepted Vice Chairman Buona’s Friendly Amendment to permit no further expansion of the boundaries in the Transition Policy Area beyond the adoption of the Loudoun 2019 Comprehensive Plan.

Chairman Randall and Supervisor Umstatted accepted Supervisor Meyer’s Friendly Amendment that the Board of Supervisors encourage no further expansion of the boundaries in the Transition Policy Area beyond the adoption of the Loudoun 2019 Comprehensive Plan.

The motion, as amended, passed 9-0.

Vice Chairman Buona moved that the Board of Supervisors designate Land Bay P1 as a Transition Compact Neighborhood Place Type as presented in Staff Recommendation 3 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.)

Vice Chairman Buona did not accept Supervisor Higgins Friendly Amendment to designate Land Bay P1 as a Transition Large Lot Neighborhood.

Supervisor Higgins moved a SUBSTITUTE motion to designate Land Bay P1 as a Transition Large Lot Neighborhood. (Seconded by Supervisor Umstadd.)

Supervisor Meyer moved that the Board of Supervisors table the motion. (Seconded by Supervisor Letourneau. The motion passed 5-4: Supervisors Buona, Higgins, Umstadd and Volpe opposed.)

Supervisor Volpe moved that the Board of Supervisors accept the staff recommended revisions to the density and use provisions in the Transition Compact Neighborhood Place as described in Staff Recommendation 1 of the May 29, 2019 Board Work Session Staff Report. (Seconded by Vice Chairman Buona.)

Supervisor Volpe did not accept Supervisor Higgins Friendly Amendment to add town homes or any single family attached to the density and use provisions in the Transition Compact Neighborhood Place Type.

Supervisor Higgins moved an AMENDMENT to the motion to add town homes or any single family attached to the density and use provisions in the Transition Compact Neighborhood Place Type. The motion died due to lack of a second.

The main motion as presented passed 5-4: Supervisors Buffington, Higgins, Meyer and Umstadd opposed.

Supervisor Volpe moved that the Board of Supervisors accept the Staff recommended revisions to the land area, land use mix and density provisions in the Transition Community Center Place Type, as described in Staff Recommendation 2, as presented in the May 29, 2019 Board Work Session Staff Report. (Seconded by Vice Chairman Buona. The motion passed 9-0.)

Supervisor Meyer moved that the Board of Supervisors retain the Transition Small Lot Neighborhood Place Type, as presented in the Planning Commission Draft Comprehensive Plan, but to move single-family attached residential from a core use to a conditional use. (Seconded by Chairman Randall.)

Supervisor Meyer and Chairman Randall accepted Supervisor Buffington's Friendly Amendment to retain the Transition Small Lot Place Type, as presented in the Planning Commission Draft Comprehensive Plan, but to remove single-family attached residential as any recommended use.

The motion, as amended, passed 8-1: Supervisor Umstadd opposed.

Supervisor Meyer moved that the Board of Supervisors define the density in the Transition Small Lot Neighborhood place type from 4 units to 2 units per acre. (Seconded by Supervisor Buffington.)

Supervisor Meyer withdrew the motion.

Vice Chairman Buona moved that the Board of Supervisors designate Land Bay P1 as a Transition Compact Neighborhood Place Type as presented in Staff Recommendation 3 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.)

Vice Chairman Buona did not accept Supervisor Higgins Friendly Amendment to designate Land Bay P1 as Transition Small Lot Neighborhood.

The motion passed 6-3: Supervisors Buffington, Higgins and Umstatted opposed.

Vice Chairman Buona moved that the Board of Supervisors designate Land Bay P2 as a Transition Compact Neighborhood Place Type as described in Staff Recommendation 4, as presented in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.)

Vice Chairman Buona did not accept Supervisor Higgins friendly amend to designate Land Bay P2 as a Transition Large Lot Neighborhood.

Supervisor Higgins moved an AMENDED motion to designate Land Bay P2 as a Transition Large Lot Neighborhood. (Seconded by Supervisor Buffington.)

The motion, as amended, FAILED 3-6: Supervisors Buona, Letourneau, Meyer, Randall, Saines and Volpe opposed.

Supervisor Meyer moved an AMENDED motion to designate Land Bay P2 as a Transition Small Lot Neighborhood. (Seconded by Chairman Randall. The motion passed 7-2: Supervisor Buffington and Umstatted opposed.)

Vice Chairman Buona withdrew the original motion.

Vice Chairman Buona moved that the Board of Supervisors move Land Bay Q1 into the Transition Policy Area with a designation of Transition Compact Neighborhood Place Type as presented in Staff Recommendation 6 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.)

Vice Chairman Buona and Supervisor Volpe accepted Supervisor Meyer's Friendly Amendment to designate Land Bay Q1 as Transition Small Lot Neighborhood.

The motion, as amended, passed 5-4: Supervisors Buffington, Higgins, Randall and Umstatted opposed.

Vice Chairman Buona moved that the Board of Supervisors designate Land Bay Q2 as a Transition Compact Neighborhood Place Type as presented in Staff Recommendation 7 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.)

Supervisor Buffington moved a SUBSTITUTE motion to designate Land Bay Q2 as a Transition Small Lot Neighborhood Place Type. (Seconded by Supervisor Higgins. The motion passed 5-4: Buona, Letourneau, Randall and Volpe opposed.)

Supervisor Letourneau moved that the Board of Supervisors designate Land Bay A1:A as Transition Light Industrial Place Type and designate Land Bays A1, A2, and A4 as Transition Large Lot Neighborhood Place Type as described in Staff Recommendation 5 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Vice Chairman Buona. The motion passed 9-0.)

Vice Chairman Buona moved that the Board of Supervisors designate Land Bays E, the Western portion of F1, and F2 as a Transition Large Lot Neighborhood Place Type as presented in Staff Recommendation 8 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.

Vice Chairman Buona and Supervisor Volpe accepted Supervisor Meyer's friendly amendment to designate Land Bay F1 East of Fleetwood Road as a Transition Small Lot Neighborhood Place Type.

The motion, as amended, passed 6-3: Supervisors Buffington, Higgins and Umstattd opposed.

Supervisor Buffington moved that the Board of Supervisors designate Land Bay F3:A as a Transition Community Center Place Type, with the Remainder of Land Bay F3 designated as Transition Large Lot Neighborhood Place Type, as presented in Staff Recommendation 9 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Higgins. The motion passed 9-0.)

Supervisor Saines moved that the Board of Supervisors designate Land Bays A3, I-2 and K1 as Transition Large Lot Neighborhood Place Type as presented in Staff Recommendation 10 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Buffington. The motion passed 8-0-1: Supervisor Volpe absent for the vote.)

Supervisor Buffington moved that the Board of Supervisors designate Land Bays K3:A and R1:A as Transition Community Center Place Type and Land Bays K2, K3, and R1 as Transition Large Lot Neighborhood Place Type, as presented in Staff Recommendation 12 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Meyer).

Supervisor Buffington requested that the motion be divided as follows:

Motion 1

Supervisor Buffington moved that the Land Bay K3:A as Transition Community Center Place Type.

Supervisor Buffington further moved that K2, K3, and R1 be designated as Transition Large Lot Neighborhood. (Seconded by Supervisor Meyer. The motion passed 8-0-1: Supervisor Volpe absent for the vote.)

Motion 2

Supervisor Buffington moved that Land Bay R1:A, West of Gum Spring Road and South of Braddock Road, be designated as Transition Compact Neighborhood. (Seconded by Supervisor Meyer. The motion passed 9-0.)

Supervisor Letourneau moved that the Board of Supervisors designate Land Bay L as a Transition Compact Neighborhood Place Type as presented in Staff Recommendation 13 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Letourneau. The motion passed 9-0.)

Supervisor Volpe moved that the Board of Supervisors retain the Planning Commission Plan recommendation to place the Water Quality Protection provisions as outlined in Action 1.1.F of Staff's May 29 TPA Draft policies in the Design Guidelines.

Supervisor Volpe withdrew her motion.

Staff Contacts: Alaina Ray, Planning and Zoning; Charles Yudd, County Administration