

MEMORANDUM
COUNTY OF LOUDOUN

DATE: June 17, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the June 15, 2019, Board of Supervisors Loudoun 2019 Draft Comprehensive Plan Work Session

Link to meeting video:

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.

Chapter 2: Land Use/Suburban Policy Area

Supervisor Letourneau moved that the parcels currently proposed as Suburban Mixed Use on the south side of Route 50 between Loudoun County Parkway and East Gate Marketplace (bound by PIN 164301393000 to the west and 097361753000 to the east) be designated as Suburban Commercial.

Supervisor Letourneau further moved that PINs 127178807000, 127185526000, and 128488353000, located on the south side of Defender Drive east of South Riding Boulevard, be designated Suburban Commercial. (Seconded by Vice Chairman Buona. The motion 8-0-1: Supervisor Higgins absent for the vote.)

Chairman Randall moved that the Board of Supervisors suspend the rules so that I may move for reconsideration of a motion regarding data center use as core uses in the Suburban Employment place type as voted on during the May 8, 2019 Comprehensive Plan Work Session. (Seconded by Supervisor Volpe. The motion passed 7-1-1: Supervisor Meyer opposed; Supervisor Higgins absent for the vote.)

Chairman Randall moved that the Board of Supervisors reconsider the following motion made at the May 8, 2019 Comprehensive Plan Work Session:

Supervisor Meyer moved that the Board of Supervisors move “Data Centers” and “Warehousing” from Core Uses to Conditional Uses in the Suburban Employment place type. (Seconded by Supervisor Letourneau. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

(Seconded by Supervisor Volpe. The motion passed 7-1-1: Supervisor Meyer opposed; Supervisor Higgins absent for the vote.)

Chairman Randall moved a SUBSTITUTE motion that the Board of Supervisors retain data center as a conditional use in the Suburban Employment Place Type.

Chairman Randall further moved that during the Zoning Ordinance Overhaul, performance standards be developed to address design, landscaping, and compatibility that could eliminate the need for a special exception. (Seconded by Supervisor Meyer. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Supervisor Volpe moved that the Board of Supervisors direct staff to include, as part of the Zoning Ordinance Overhaul following the adoption of the Loudoun County 2019 Comprehensive Plan, consideration for reduction of the maximum allowable accessory dwelling unit square footage to the lesser of 1,200 square feet or 70 percent of the principle structure gross square footage and ground floor footprint for applicable zoning districts in the Suburban Policy Area, subject to performance standards. (Seconded by Chairman Randall. The motion passed 7-0-2: Supervisors Higgins and Meyer absent for the vote.)

Supervisor Volpe moved that the Board of Supervisors add NEW Action D to Strategy 3.1 of the Suburban Policy Area for the County to establish an “opt-in” period to encourage owners of property in the Route 28 Highway Transportation Improvement District to opt into the updated/new Loudoun County Zoning Ordinance that is planned to be adopted to implement the 2019 Comprehensive Plan. (Seconded by Supervisor Saines. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Supervisor Volpe moved to direct the staff to revise Strategy 3.1/Action A. to read as follows: Ensure redevelopment and infill development is consistent with the surrounding development. As appropriate elements of the Place Types should be incorporated to the fullest extent possible. (Seconded by Supervisor Saines.)

Supervisor Volpe and Supervisor Saines accepted Supervisor Umstadd’s Friendly Amendment to change “consistent with the surrounding development” to “compatible with the surrounding development.”

The motion passed 8-0-1: Supervisor Higgins absent for the vote.

Supervisor Volpe moved that the title of the graphic on Page 2-151 be changed to “Possible Commercial Reinvestment Areas” and a note be added that this graphic does not limit the areas where redevelopment can be considered but other areas may also be shown to be candidates for redevelopment. (Seconded by Supervisor Saines.)

Supervisor Volpe and Supervisor Saines accepted Supervisor Letourneau’s Friendly Amendment to the keep the name of the map and to just add a note to the map reflecting staff’s intention to re-evaluate as conditions change and per the action already included in this section regarding the map.

The motion passed 8-0-1: Supervisor Higgins absent for the vote.

Supervisor Volpe moved that the Board of Supervisors amend SPA Infill Policy 1.3./ Action C to read as follows: Require convenient access by foot and bicycle for residential, office, institutional, civic, and retail areas. Areas, including light and heavy industrial uses, will be evaluated on the appropriateness of access by foot and bicycle due to security and/or public safety issues. (Seconded by Supervisor Saines. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Chairman Randall moved that the Board of Supervisors remove the words, “direct” and “1/4 mile”, to revise the sentence to read, “A variety of transit options are available within the vicinity.” (Seconded by Supervisor Saines)

Chairman Randall and Supervisor Saines accepted Vice Chairman Buona Friendly Amendment to remove the words, “direct” and “1/4 mile”, and revise the sentence to read “transit options are available within the vicinity.”

The motion passed 8-0-1: Supervisor Higgins absent for the vote.

Supervisor Umstadd moved that the Board of Supervisors suspend the rules so that I may move for reconsideration of a motion voted on during the May 8, 2019 Comprehensive Plan Work Session when I was not present. (Seconded by Supervisor Volpe. The motion passed 6-1-1-1: Supervisor Meyer opposed; Supervisor Buffington abstained; Supervisor Higgins absent for the vote.)

Supervisor Umstadd moved that the Board of Supervisors reconsider the following motion made at the May 8, 2019 Comprehensive Plan Work Session:

Supervisor Meyer moved that the Board of Supervisors add language that reads, “Any industrial uses which choose to locate along primary roads and/or adjacent to residential development should have enhanced landscaping and design” to the end of the section titled “Transition” in the Suburban Industrial/Mineral Extraction” place type on page 38 of the packet. (Seconded by Supervisor Buffington.)

Supervisor Meyer AMENDED his motion to reflect roads that appear on the Countywide Transportation Plan rather than primary road designation.

The motion, as amended, passed 4-3-2: Supervisors Buona, Letourneau, and Volpe opposed; Supervisors Randall and Umstadd absent for the vote.)

(Seconded by Vice Chairman Buona. The motion to reconsider passed 7-1-1: Supervisor Meyer opposed; Supervisor Higgins absent for the vote.)

Supervisor Umstattd moved to table the motion indefinitely. (Seconded by Buffington. The motion passed 5-3-1. Supervisors Buffington, Meyer and Saines opposed; Supervisor Higgins absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors direct staff to include, as part of the zoning ordinance overhaul, consideration of performance standards to be developed to address design landscaping and compatibility for industrial uses in the Suburban Industrial and Mineral Extraction. (Seconded by Supervisor Buffington.)

Supervisor Meyer and Supervisor Buffington accepted Chairman Randall's Friendly Amendment to add "adjacent to residences and primary roads" to the end of the motion.

The motion passed 5-2-1-1; Supervisors Buona and Umstattd opposed; Supervisor Volpe abstained; Supervisor Higgins absent for the vote.

Chairman Randall moved that the Board of Supervisors move all 'Design Guidelines' sections in Chapter 2 to the Appendix. (Seconded by Supervisor Saines. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Vice Chairman Buona moved that the Board of Supervisors approve the redline version of the Suburban Policy Area section and place types of Chapter 2, included as Attachments 1 and 2 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Chairman Randall. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Vice Chairman Buona moved that the Board of Supervisors approve redline version of the Infill and Redevelopment section of Chapter 2, included as Attachment 3 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Chairman Randall. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Chapter 5: Economic Development

Vice Chairman Buona moved the Board of Supervisors approve the redline version of Chapter 5: Economic Development, included as Attachment 4 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Chairman Randall. The motion passed 6-0-3: Supervisors Buffington, Higgins and Umstattd absent for the vote.)

Chapter 1: Introduction

Chairman Randall moved the Board of Supervisors approve the redline version of Chapter 1: Introduction, included as Attachment 5 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Glossary

Chairman Randall moved the Board of Supervisors approve the redline version of the Glossary, included as Attachment 6 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Chapter 7: Implementation

Vice Chairman Buona moved that the Board of Supervisors direct staff to add the following statement to Chapter 7 (page 7-3 of the redlined version of the implementation section (Attachment 7 in the packet and page 90 of 271 on the iPad):

Upon adoption of the Loudoun 2019 Comprehensive Plan, present to the Board of Supervisors, a resolution of intent to amend the Zoning Ordinance and the Airport Impact Overlay District Map to consider replacing the existing noise contours for Washington Dulles International Airport and consider adopting the noise contours reflected in the most recent study by the Metropolitan Washington Airport Authority. (Seconded by Chairman Randall. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Chairman Randall moved the Board of Supervisors approve the redline version of Chapter 7: Implementation, included as Attachment 7 in the June 15, 2019, Board Work Session staff report, and direct staff to finalize revisions to the Implementation Matrix to reflect those Actions that will be subject to future Board direction and prioritization, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Draft Loudoun County 2019 Countywide Transportation Plan

Supervisor Volpe moved that the BOS direct staff to add an Appendix to the Countywide Transportation Plan that includes a classification list, defining and describing every route in the County, and a Roadway Plan Map that lists each road classification and road type description included in the Plan draft and labels each road with their corresponding classification and road type description. (Seconded by Vice Chairman Buona for purposes of discussion.)

Supervisor Volpe withdrew her motion.

Supervisor Buffington moved that the Board of Supervisors direct that a study be conducted to assess the need for additional capacity prior to initiation of any project that would widen Northstar Boulevard to 6 lanes between Route 50 and Croson Lane. This would also include analysis of the portion of Belmont Ridge Road south of Croson Lane. This would mirror the note that is currently in the packet on page 14 for Northstar south of Route 50. (Seconded by Vice Chairman Buona. The motion passed. 8-0-1: Supervisor Higgins absent for the vote.)

Chairman Randall moved the Board of Supervisors approve the Preface, Chapters 1 through 9, and the Glossary of the *Loudoun County 2019 Countywide Transportation Plan*, included in Attachment 8 in the June 15, 2019, Board Work Session staff report, and also approve Appendix 1 of the *Loudoun County 2019 Countywide Transportation Plan*, included as Attachment 8a in the June 15, 2019, Board Work Session Supplemental staff report, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins.)

Chairman Randall moved the Board of Supervisors approve the Roadway Map of the *Loudoun County 2019 Countywide Transportation Plan*, included in Attachment 8 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 7-1-1: Supervisor Meyer opposed; Supervisor Higgins absent for the vote.)

Chairman Randall moved the Board of Supervisors approve the Bicycle and Pedestrian Map of the *Loudoun County 2019 Countywide Transportation Plan*, included in Attachment 8 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Chairman Randall moved the Board of Supervisors approve the Roadway Functional Classification Map of the *Loudoun County 2019 Countywide Transportation Plan*, included in Attachment 8 in the June 15, 2019, Board Work Session staff report, as has been or may be revised by Board motions. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Visual Aides/Graphics

Chairman Randall moved the Board of Supervisors authorize staff to add and/or replace photos and other visual aids/graphics when preparing the final Loudoun County 2019 Comprehensive Plan for publication on the County's website and elsewhere to provide appropriate visual representations reflecting the various narrative and policy content contained within the adopted Plan. (Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Higgins absent to the vote.)

NOVA Parks Letter

Chairman Randall moved the Board of Supervisors add the NOVA Park facilities, as described in Attachment 9 in the June 15, 2019 Board Work Session Supplemental staff report, to the Loudoun County 2019 Comprehensive Plan. (Seconded by Vice Chairman Randall. The motion passed 8-0-1: Supervisor Higgins absent for the vote.)

Wrap-Up Motions

Chairman Randall move that the Board of Supervisors strongly encourage future Boards of Supervisors to do a full review of the Comprehensive Plan and Zoning Ordinance every five years as per the Code of Virginia Section 15.2-2230 and make necessary changes. (Seconded by Vice Buona. The motion 8-0-1: Supervisor Higgins absent for the vote.)

Supervisor Buffington moved that the Board of Supervisors reconsider the following motion made at the June 5, 2019 Comprehensive Plan Work Session:

Supervisor Buffington moved that the Board of Supervisors approve the redlined version of the Transition Policy Area section of Chapter 2, as recommended by staff and included as Attachments 6 and 7 in the June 5, 2019, Board Work Session staff report, as have been or may be revised by Board motions. (Seconded by Chairman Randall. The motion passed 7-1-1: Supervisor Umstattd opposed; Supervisors Meyer absent for the vote.)

(Seconded by Vice Chairman Buona. The motion to reconsider passed 8-0-1: Supervisor Higgins absent for the vote.)

Supervisor Buffington withdrew the original motion.

Vice Chairman Buona moved that the Board of Supervisors approve the redlined version of the Transition Policy Area section of Chapter 2, as recommended by staff and included as Attachments 6 and 7 in the June 5, 2019, Board Work Session staff report, as have been or may be revised by Board motions. (Seconded by Supervisor Letourneau. The motion passed 6-2-1: Supervisors Buffington and Umstattd opposed; Supervisor Higgins absent for the vote.)

Prior to the conclusion of the work session staff requested Board direction on the following items:

1. For Page 44 of 271 of the iPad documents, staff asked for direction to make the following revisions to Action 1.1 (E) in the SPA to read as follows:

E. Promote a ~~Green Infrastructure~~ **natural, environmental, and heritage resource** approach to residential and commercial place types.

Without objection the Board concurred with this revision.

2. With regard to the direction to include language about rural broadband initiatives that was brought forward by Supervisor Higgins at the June 1, 2019 work session; that language will be provided in the RPA section of the final draft, and staff requested Board direction to also add reference to rural broadband initiatives to the implementation section of Chapter 7.

Without objection the Board concurred with this revision.

3. With regard to the quality design section of the implementation matrix, staff requested Board direction to add reference to the Department of Economic Development (DED) as an agency involved in the future implementation of these action steps.

Without objection the Board concurred with this revision.